

BLOCK 1 LOT 64
IN OR 2199/511
SHEFFIELD VILLAGE PB 5/28 & 29

SMITH MICAILA NICOLE/EDENFIELD BRANDON TIMOTHY
54062 TROOPER COURT
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0640



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2,700	205,245
DCK	35	10	4	304
DCK	110	10	11	836
DCK	144	10	14	1,065
TOTALS	2,989		2,729	207,449

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	14	10	140.00	SF	19.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	22	22	484.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	01	2,729	102.7200	82.18	224,269	2007	2007	0	0	7.50	92.50	
2 SFR MODULR - 100% - 2019 Heated Area: 2700 HX Base Yr 2019												
BAS 2007 DCK 2007 DCK 2007 DCK 2007												

54062 TROOPER CT, CALLAHAN				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
140.00	SF	19.50	19.50	100	2007	2007	3	31	846		
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185		
484.00	SF	6.50	6.50	100	2008	2008	3	89	2,800		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		214,385	
TOTAL MARKET OB/XF VALUE		6,831	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		266,216	
SOH/AGL Deduction		94,737	
ASSESSED VALUE		171,479	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		121,479	
TOTAL JUST VALUE		266,216	
NCON VALUE		1,944	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002580	REPAIR/RRF	7,500	02/15/2022
B20270	GARAGE	15,972	07/01/2007
P12069	OTHER	0	02/01/2007
C19383	CO ISSUED	0	01/01/2007
B19275	FOUNDATION	10,000	01/01/2007
B19383	NEW CONSTR	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2199/0511	5/25/2018	WD	Q	I	01	197,500	
GRANTOR: MASTRARRIGO TINAMARIE							
GRANTEE: SMITH MICAILA NICOL							
1415/1140	5/26/2006	WD	Q	I		56,000	
GRANTOR: DOWNS CHRISTINE C							
GRANTEE: MASTRARRIGO GERRARD							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2007] W24 DCK=[YR=2007] N10 W11 S10 E11\$ W28 N13 W27 S24 DCK=[YR=2007] W5 S7 E5 N7\$ S24 E27 DCK=[YR=2007] E18 N8 W18 S8\$ N8 E52 N27\$.							

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