BLOCK 1 PT OF LOTS 59 & 60
IN OR 2100/747
SHEFFIELD VILLAGE PB 5/28 & 29

MICHAEL ASHLEY
54019 TROOPER CT
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0590

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

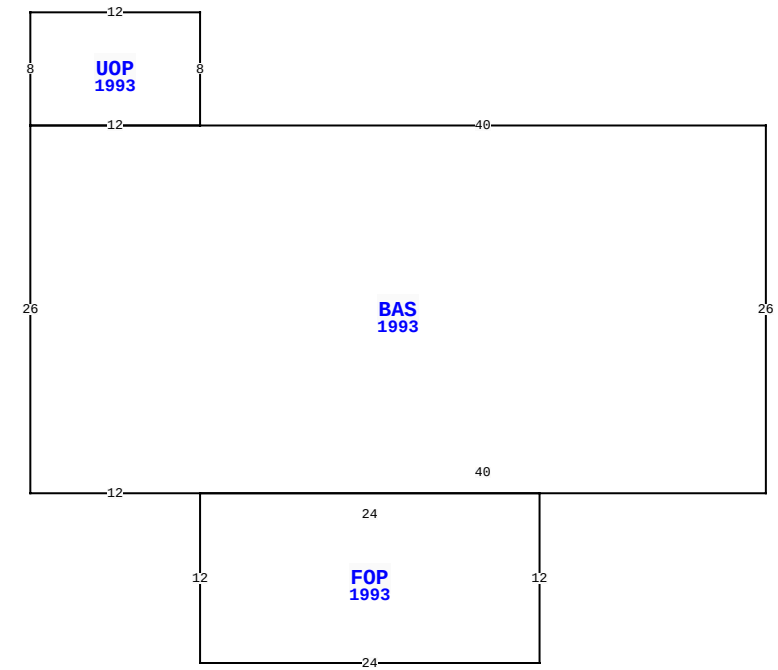
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	43,975
FOP	288	30	1993	86	2,797
UOP	96	25	1993	24	781
TOTALS	1,736			1,462	47,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,462	135.5200	108.42	158,510	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1352 HX Base Yr 2018



54019 TROOPER CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,553
TOTAL MARKET OB/XF VALUE		8,244
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		105,797
SOH/AGL Deduction		61,890
ASSESSED VALUE		43,907
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,907
TOTAL JUST VALUE		105,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/0747	2/08/2017	QC	U	I	11	100
GRANTOR: WILSON JEFF &						
GRANTEE: MICHAEL ASHLEY						
0497/0735	9/01/1986	WD	U	V		8,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UOP=[YR=1993] N8 W12 S8 E12$ W12 S26 E12
FOP=[YR=1993] S12 E24 N12 W24$ E40 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	10	24	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	27	6,804	

LAND DESCRIPTION

TOTAL OB/XF 8,244

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS