

CHILDERS ROGER A
54001 TROOPER COURT
CALLAHAN, FL 32011

37-1N-25-299S-0001-0600

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories 0 0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1995	1,371	120,154
FGR	420	55	1995	231	20,245
FOP	9	30	1995	3	263
UEP	280	60	1998	168	14,724

TOTALS 2,080 1,773 155,386

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,773112.0000112.00198,576199519950021.7578.25

1 SINGLE FAM - 100% - 1996Heated Area: 1371HX Base Yr 1996

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE155,386

TOTAL MARKET OB/XF VALUE2,660

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE258,046

SOH/AGL Deduction132,679

ASSESSED VALUE125,367

TOTAL EXEMPTION VALUEHX HB VX DX WR65,722

BASE TAXABLE VALUE59,645

TOTAL JUST VALUE258,046

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE241,726

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

0709/12887/21/1994WD U I 1331,000

GRANTOR:MCBRIDE REBA JANE

GRANTEE:CHILDERS JOHANNA &

0690/111810/18/1993QC Q I 01100

GRANTOR:MCBRIDE ROBERT W

GRANTEE:MCBRIDE REBA JANE

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1998] W28 S10 BAS=[YR=1995] W18 S30 E23 FOP=[YR=1995] E3 FGR=[YR=1995] S21 E20 N21 W20\$ N3 W3 S3\$ N3 E3 S3 E20 N30 W28\$ E28 N10\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.002.00LT1.001.001.0050,000.0050,000.00100,000

EXTRA FEATURES

54001 TROOPER CT, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/31/2025MLU

ADJ UNIT PRICE

OB/XF MKT VALUE

NOTES

2,660

REVIEW DATE

01/14/2021

BY

KWA

Total Acres: 0.00

Total Land Value: 100,000

Market: 0

Agricultural: 0

Common: 100,000

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