

WRIGHT ELAN
54002 TROOPER COURT
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 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

2 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

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

1,056

100

2004

1,056

59,662

TOTALS

1,056

1,056

59,662

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

04/14/2020

BY

KBA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

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

0800

02

1,056

127.8200

108.65

114,734

1997

2004

0

0

0

48.00

52.00

0

1 M/H 94+ - 100% - 2021

Heated Area: 1056

HX Base Yr 2021

16

66

66

16

BAS

2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/31/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE59,662

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE109,662

SOH/AGL Deduction25,847

ASSESSED VALUE83,815

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE33,093

TOTAL JUST VALUE109,662

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE99,663

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CDPRICE

2231/066610/15/2018WDQI0160,500

GRANTOR:SMITH DONALD R & VICK

GRANTEE:WRIGHT ELAN

1548/11241/30/2008WDQI0123,000

GRANTOR:SMITH DONALD RAY ETAL

GRANTEE:SMITH DONALD R & VI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S16 E66 N16 \$.