BLOCK 1 PT LOT 63
IN OR 2482/417
SHEFFIELD VILLAGE PB 5/28 & 29

DAVIS DONALD & SHEILA
54026 TROOPER CT
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0630

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

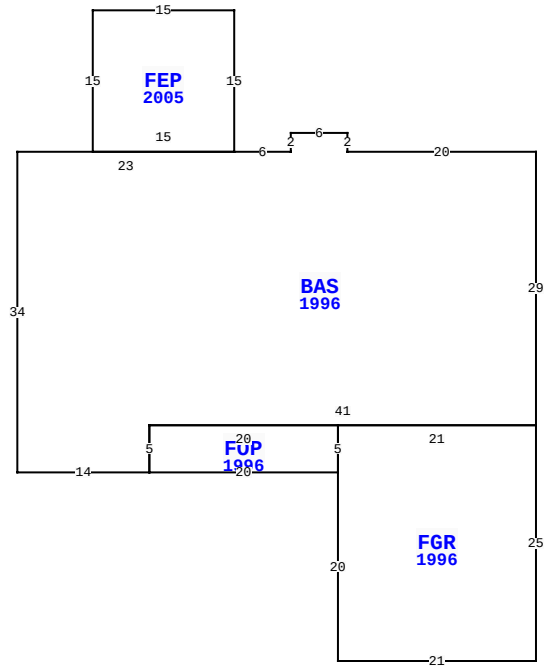
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1996	1,677	176,101
FEP	225	80	2005	180	18,902
FGR	525	55	1996	289	30,348
FOP	100	30	1996	30	3,150
TOTALS	2,527			2,176	228,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,176	96.1380	126.90	276,134	1996	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2022 Heated Area: 1677 HX Base Yr 2022



54026 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		228,501
TOTAL MARKET OB/XF VALUE		3,269
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		281,770
SOH/AGL Deduction		75,685
ASSESSED VALUE		206,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,363
TOTAL JUST VALUE		281,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16447	ELEC OTHER	820	12/01/2005
B16211	ADDITION	19,226	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0417	7/23/2021	WD	Q	I	01	315,000
GRANTOR: HINSON BREANNE & GEOR						
GRANTEE: DAVIS DONALD & SHEI						
2128/0383	3/16/2017	WD	U	I	11	100
GRANTOR: ROMERO DMITRI & MARY						
GRANTEE: SIMMONS BREANNE P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 N2 W6 S2 W6 FEP=[YR=2005] N15 W15 S15 E15$ W23 S34 E14 FOP=[YR=1996] E20 FGR=[YR=1996] S20 E21 N25 W21 S5$ N5 W20 S5$ N5 E41 N29$.

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	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50	6.50	100	1996	1996	3	70	2,239	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	22	1,030	

LAND DESCRIPTION

TOTAL OB/XF 3,269

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 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS