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

2025

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

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	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

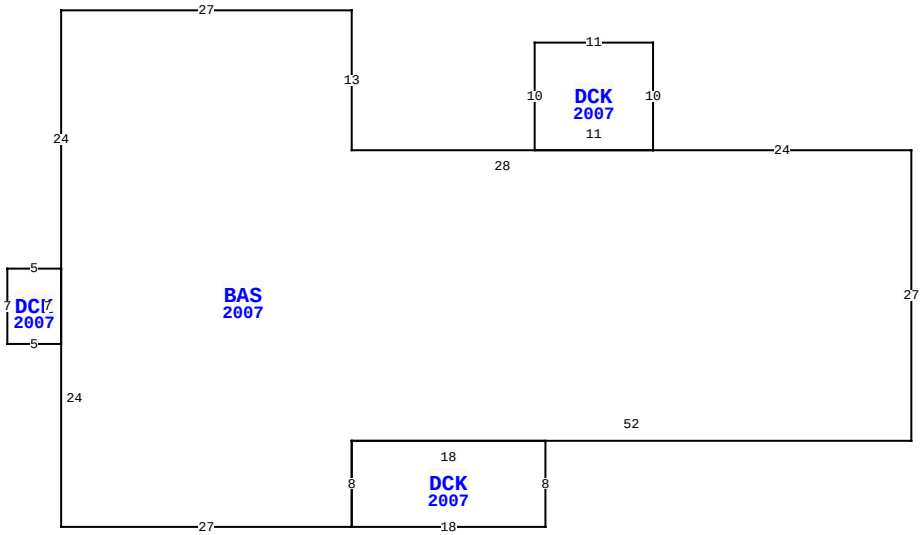
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2007	2,700	229,646
DCK	35	10	2007	4	340
DCK	110	10	2007	11	936
DCK	144	10	2007	14	1,190
TOTALS	2,989			2,729	232,112

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	92.45	252,296	2007	2007	0	0	0	8.00	92.00

2 SFR MODULR – 100% - 2019 Heated Area: 2700 HX Base Yr 2019



54062 TROOPER CT, CALLAHAN

BLD DATE	03/24/2008 KW	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		239,258
TOTAL MARKET OB/XF VALUE		6,655
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,913
SOH/AGL Deduction		119,461
ASSESSED VALUE		176,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,730
TOTAL JUST VALUE		295,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,216

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

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$.

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	14	10	140.00	SF	19.50	19.50	100	2007	2007	3	27	737	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	2008	2008	3	88	2,768	

LAND DESCRIPTION

TOTAL OB/XF 6,655

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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SHEFFIELD VILLAGE PB 5/28 & 29

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CALLAHAN, FL 32011

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

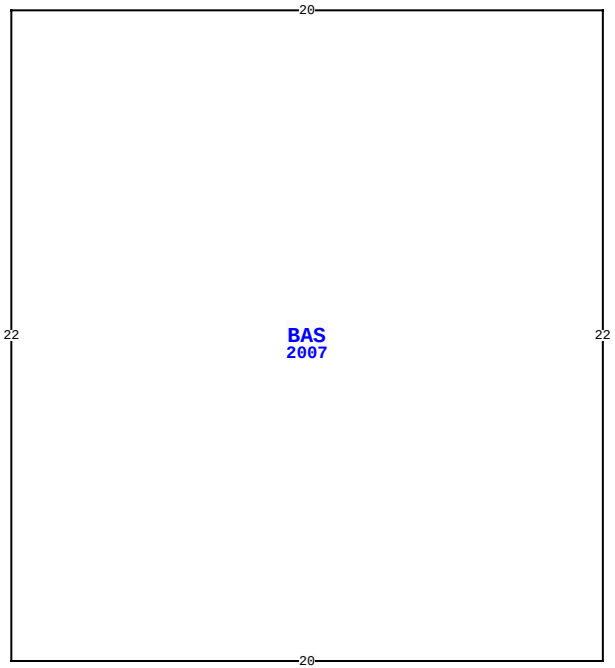
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2007	440	7,146
TOTALS	440			440	7,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	440	57.7500	21.37	9,403	2007	2007	0	0	0	24.00	76.00

3 GARAGE RES – 100% - 2019 Heated Area: 440 HX Base Yr 2019



54062 TROOPER CT, CALLAHAN

BLD DATE	03/24/2008 KW	LGL DATE	
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		125,730
TOTAL JUST VALUE		295,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18656	ELEC OTHER	0	01/01/2007
M12398	MECH OTHER	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

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S22 E20 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS