BLOCK 1 LOTS 58 & PT OF 59
IN OR 1116/574
SHEFFIELD VILLAGE PB 5/28 & 29

EDENFIELD BOBBIE E
54047 TROOPER COURT
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0580

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

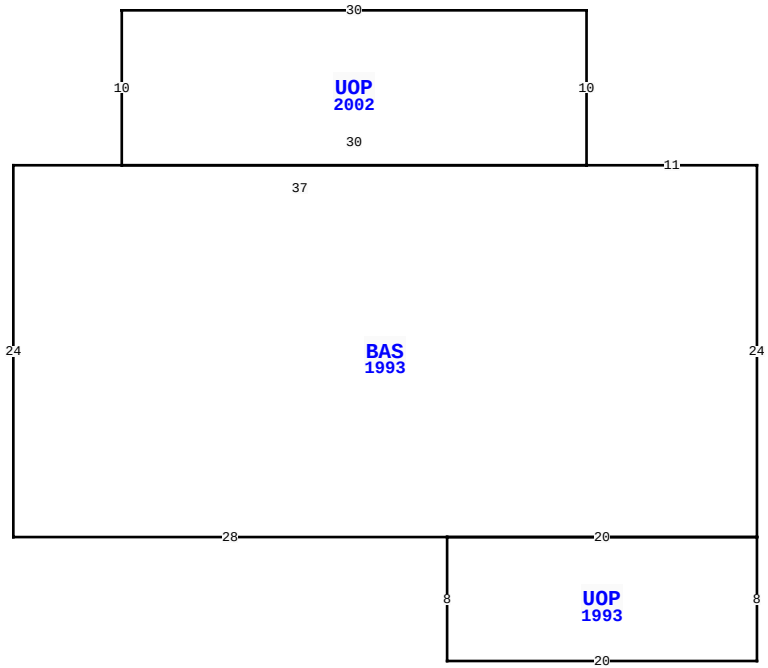
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,429
UOP	160	25	1993	40	1,196
UOP	300	25	2002	75	2,242
TOTALS	1,612			1,267	37,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,267	117.2000	99.62	126,219	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1152 HX Base Yr



54047 TROOPER CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	37,866
TOTAL MARKET OB/XF VALUE	2,856
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	91,722
SOH/AGL Deduction	22,327
ASSESSED VALUE	69,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,395
TOTAL JUST VALUE	91,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1116/0574	2/26/2003	WD	U	I	07	100
GRANTOR: GEIGER LARRY W						
GRANTEE: EDENFIELD BOBBIE E						
1111/0271	2/03/2003	WD	U	I	21	71,000
GRANTOR: GEIGER LARRY W						
GRANTEE: EDENFIELD BOBBIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=2002] N10 W30 S10 E30$ W37 S24 E28
UOP=[YR=1993] S8 E20 N8 W20$ E20 N24$.

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	0510	GARAGE WD-	0	0	20	24	480.00	SF	23.45	23.45	100	1987	1987	3	20	2,251	
2	0940	SHEDS/PORT	0	0	14	12	168.00	SF	18.00	18.00	100	1985	1985	3	20	605	

LAND DESCRIPTION

TOTAL OB/XF 2,856

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS