BLOCK 1 PT OF LOTS 60 & 61
IN OR 709 PG 1288
SHEFFIELD VILLAGE PB 5/28 & 29

CHILDERS ROGER A
54001 TROOPER COURT
CALLAHAN, FL 32011

2026

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

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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

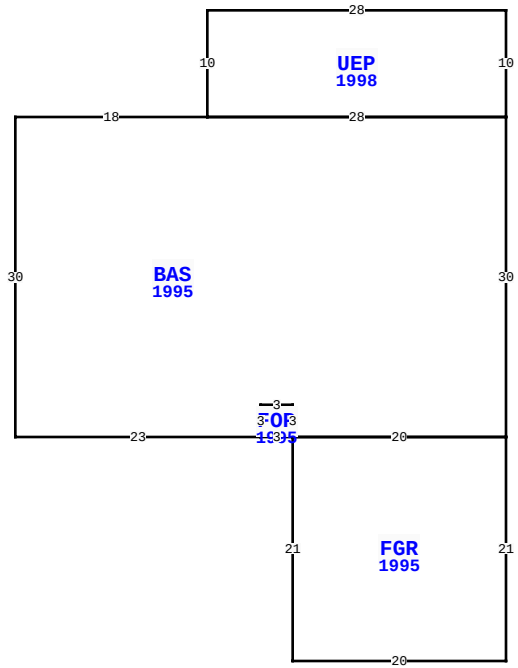
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1995	1,371	124,953
FGR	420	55	1995	231	21,054
FOP	9	30	1995	3	274
UEP	280	60	1998	168	15,312
TOTALS	2,080			1,773	161,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	112.0000	117.60	208,505	1995	1995	0	0	0	22.50	77.50

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



54001 TROOPER CT, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,591
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		266,181
SOH/AGL Deduction		137,429
ASSESSED VALUE		128,752
TOTAL EXEMPTION VALUE	HX HB VX DX WR	66,411
BASE TAXABLE VALUE		62,341
TOTAL JUST VALUE		266,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614832	REPAIR/RRF	8,996	02/01/2016
B984840	ADDITION	5,000	04/01/1998
B951787	NEW CONSTR	55,682	03/03/1995
8314	MH MOVE-ON	145,000	09/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0709/1288	7/21/1994	WD	U	I	13	31,000
GRANTOR: MCBRIDE REBA JANE						
GRANTEE: CHILDERS JOHANNA &						
0690/1118	10/18/1993	QC	Q	I	01	100
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

TOTAL OB/XF 2,590

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	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS