BLOCK 1 LOT 64
IN OR 2832/1051
SHEFFIELD VILLAGE PB 5/28 & 29

KELLY NATHAN EARL
54062 TROOPER CT
CALLAHAN, FL 32011

2026

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

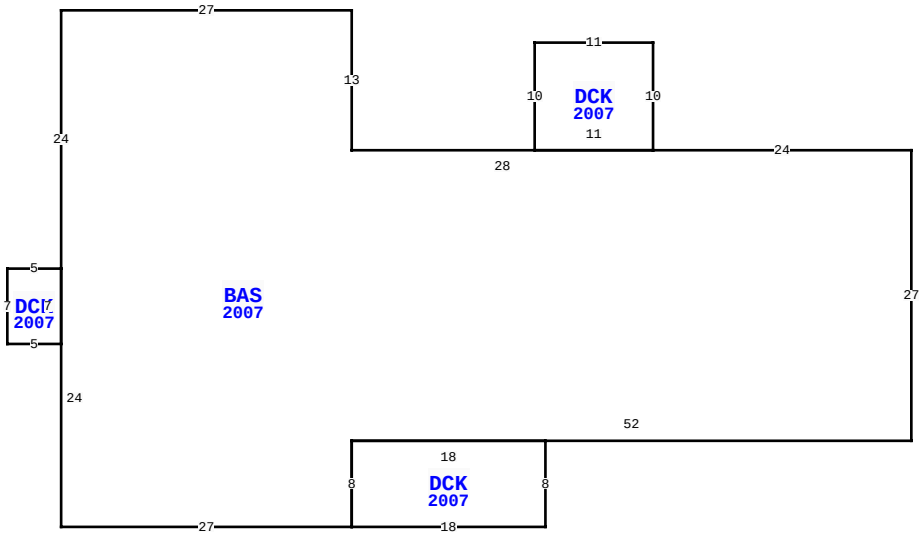
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2007	2,700	214,725
DCK	35	10	2007	4	318
DCK	110	10	2007	11	874
DCK	144	10	2007	14	1,113
TOTALS	2,989			2,729	217,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0200	01	2,729	102.7200	97.58	266,296	2007	2007	0	0	10	8.50	81.50

2 SFR MODULR 100% - 2026 Heated Area: 2700 HX Base Yr 2026



54062 TROOPER CT, CALLAHAN

BLD DATE	03/24/2008 KW	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		224,364
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		278,479
SOH/AGL Deduction		0
ASSESSED VALUE		278,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,068
TOTAL JUST VALUE		278,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,913

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
2832/1051	11/20/2025	WD	Q	I	01	305,000
GRANTOR: SMITH MICAILA NICOLE						
GRANTEE: KELLY NATHAN EARL						
2199/0511	5/25/2018	WD	Q	I	01	197,500
GRANTOR: MASTRARRIGO TINAMARIE						
GRANTEE: SMITH MICAILA NICOL						

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	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

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NASSAU COUNTY PROPERTY

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

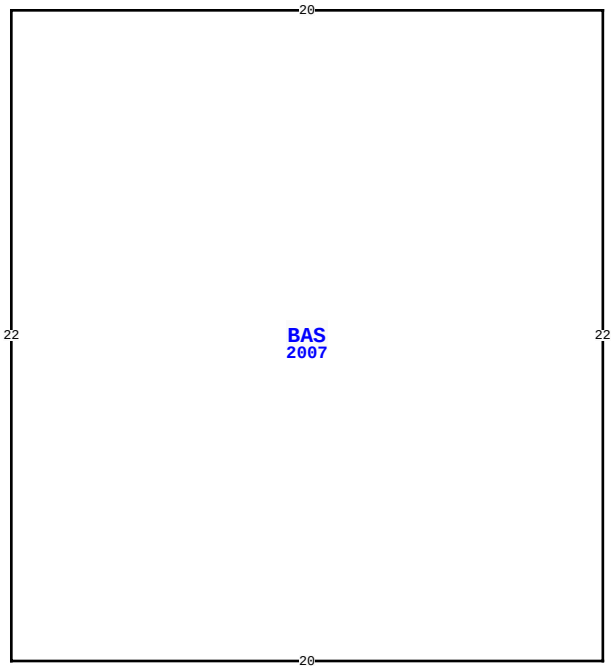
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2007	440	7,333
TOTALS	440			440	7,333

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	22.52	9,909	2007	2007	0	0	0	26.00	74.00

3 GARAGE RES 100% - 2026 Heated Area: 440 HX Base Yr 2026



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TOTAL MARKET VALUE		278,479
SOH/AGL Deduction		0
ASSESSED VALUE		278,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,068
TOTAL JUST VALUE		278,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,913

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
2832/1051	11/20/2025	WD	Q	I	01	305,000
GRANTOR: SMITH MICAILA NICOLE						
GRANTEE: KELLY NATHAN EARL						
2199/0511	5/25/2018	WD	Q	I	01	197,500
GRANTOR: MASTRARRIGO TINAMARIE						
GRANTEE: SMITH MICAILA NICOL						

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: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS