

LOT 4
IN OR 2192/1853
ESMT PT OR 1124/1931

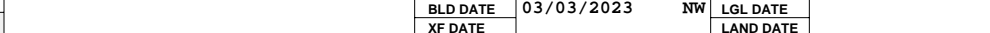
HERREN KYLE E & REBEKAH L
54284 DEERFIELD COUNTRY CLUB
CALLAHAN, FL 32011

2023

37-1N-25-2375-0004-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,697	103.5500	122.97	208,680	2003	2010	0	0	5.50	94.50	
1 SNGL FAM - 100% - 2019 Heated Area: 1330 HX Base Yr 2019												



Quality	02 Quality Level 02			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	154,555
FGR	360	55	198	23,009
FOP	136	30	41	4,765
PTO	36	5	2	232
USP	420	30	126	14,642
TOTALS	2,282		1,697	197,203

EXTRA FEATURES																
L N	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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2003	2003	3	84	3,717	

BLD DATE		03/03/2023	NW	LGL DATE		
XF DATE				LAND DATE		
INC DATE				AG DATE		
54284 DEERFIELD COUNTRY CLUB RD, CALLAHAN, FL 32011						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		197,203	
TOTAL MARKET OB/XF VALUE		3,717	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		245,920	
SOH/AGL Deduction		110,701	
ASSESSED VALUE		135,219	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		85,219	
TOTAL JUST VALUE		245,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006096	REPAIR/RRF	12,000	05/12/2021
B11084	NEW CONSTR	0	05/05/2003
R5016	REPAIR/RRF	2,000	05/05/2003
M7074	H/AC	0	05/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/1853	4/27/2018	WD Q	Q	I	01	185,000
GRANTOR: SWEITZER FRANCIS X JR						
GRANTEE: HERREN KYLE E & REB						
2188/1595	4/03/2018	FJ U	I	11		0
GRANTOR: SWEITZER FRANCIS EST						
GRANTEE: SWEITZER FRANCIS X						

BUILDING NOTES

BUILDING DIMENSIONS
USP=[YR=2005] W28 S9 PTO=[YR=2003] W6 S6 BAS=[YR=2003] W21 S31 E14 N1 FOP=[YR=2003] E23 FGR=[YR=2003] S09 E18 N20 W18 S11 S N6 W10 L2 D2 W5 U2 L2 N3 W4 S9 S N9 E4 S3 D2 R2 E5 U2 R2 E10 N5 E18 N19 W34 S E6 N6 S S6 E28 N15 S .

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								