LOT 5
IN OR 1194/756
ESMT PT OR 1124/1931

SWANSON KATHRYN F & JAMES R
54250 DEERFIELD COUNTRY CLUB
CALLAHAN, FL 32011

2023

37-1N-25-2375-0005-0000

BUILDING CHARACTERISTICS

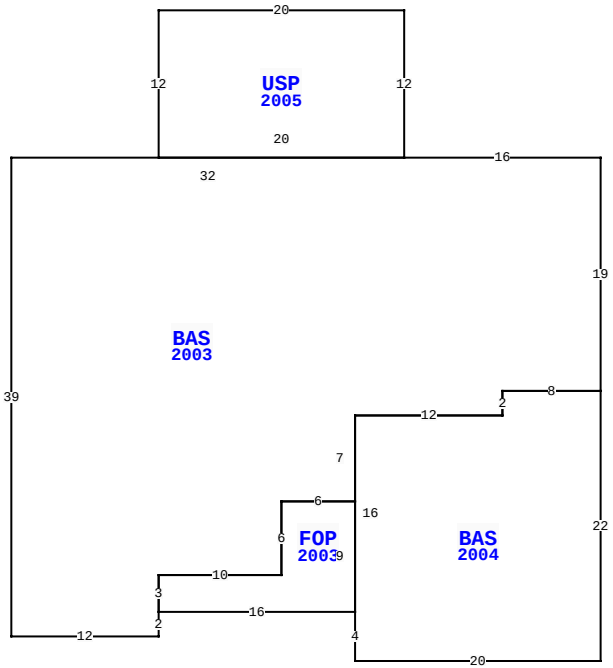
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,380	100	1,380	132,884
BAS	416	100	416	40,058
FOP	84	30	25	2,408
USP	240	30	72	6,933
TOTALS	2,120		1,893	182,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	115.3460	104.10	197,061	2003	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1796 HX Base Yr 2004



54250 DEERFIELD COUNTRY COUNTY CLUB RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,281
TOTAL MARKET OB/XF VALUE		4,026
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		231,307
SOH/AGL Deduction		118,524
ASSESSED VALUE		112,783
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,783
TOTAL JUST VALUE		231,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12553	XFOB	5,144	03/01/2004
B11083	NEW CONSTR	0	05/05/2003
B5015	REPAIR/RRF	2,000	05/05/2003
M7073	H/AC	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0756	12/10/2003	WD	Q	I		119,900
GRANTOR: COVENANT HOMES OF ST						
GRANTEE: SWANSON KATHRYN F &						
1114/0929	2/20/2003	WD	U	V	19	15,000
GRANTOR: INDIAN RIVER HAMMOCK						
GRANTEE: COVENANT HOMES OF S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 USP=[YR=2005] N12 W20 S12 E20$ W32 S39 E12 N2 FOP=[YR=2003] E16 BAS=[YR=2004] S4 E20 N22 W8 S2 W12 S16$ N9 W6 S6 W10 S3 $ N3 E10 N6 E6 N7 E12 N2 E8 N19$.

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	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2003	2003	3	84	3,652	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	2004	2004	3	24	374	

LAND DESCRIPTION

TOTAL OB/XF 4,026

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS