LOTS 6 7 & 8
IN OR 2210/627
ESMT PT OR 1124/1931

SCHINDLER KURT
54200 DEERFIELD COUNTRY CLB RD
CALLAHAN, FL 32011

2023

37-1N-25-2375-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

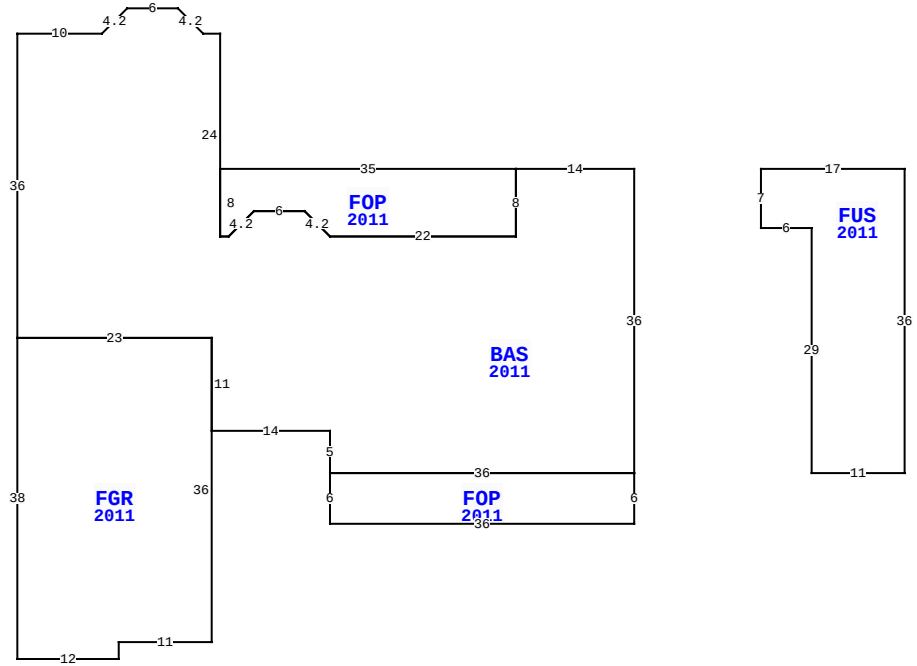
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100	2,348	265,171
FGR	852	55	469	52,967
FOP	216	30	65	7,341
FOP	253	30	76	8,583
FUS	438	100	438	49,465
TOTALS	4,107		3,396	383,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,396	102.2028	121.37	412,173	2011	2011	0	0	0	6.95	93.05

1 SNGL FAM – 100% - 2019 Heated Area: 2786 HX Base Yr 2019



54200 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		383,527
TOTAL MARKET OB/XF VALUE		38,221
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		556,748
SOH/AGL Deduction		211,492
ASSESSED VALUE		345,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,256
TOTAL JUST VALUE		556,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23571	CO ISSUED	0	04/21/2011
E22997	NEW CONSTR	0	10/01/2010
M15648	H/AC	0	09/01/2010
23784	GARAGE	44,964	07/01/2010
P14297	OTHER	0	06/01/2010
B23571	NEW CONSTR	306,774	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0627	7/12/2018	WD	Q	I	01	380,000
GRANTOR: REYNOLDS ERNEST D & P						
GRANTEE: SCHINDLER KURT						
1598/0142	12/22/2008	WD	Q	V		48,000
GRANTOR: DEERFIELD LAKES DEV C						
GRANTEE: REYNOLDS ERNEST D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 FOP=[YR=2011] W35 S8 E1 R3 U3 E6 D3 R3 E22 N8$ S8 W22 U3 L3 W6 D3 L3 W1 N24 W2 U3 L3 W6 D3 L3 W10 S36 FGR=[YR=2011] S38 E12 N2 E11 N36 W23$ E23 S11 E14 S5 FOP=[YR=2011] S6 E36 N6 W36$ E36 N36$ PTR=E15 FUS=[YR=2011] E17 S36 W11 N29 W6 N7$ W15$.

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	0812	CONCRETE C	0	100	0	0	2,597.00	SF	4.00	4.00	100	2011	2011	3	93	9,661	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2011	2011	3	68	28,560	

LAND DESCRIPTION

TOTAL OB/XF 38,221

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	3.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	135,000							

REVIEW DATE 01/29/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS