LOT 10
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

GROGAN CHAD
901 ROCK BAY DRIVE
JACKSONVILLE, FL 32218

2023

37-1N-25-2375-0010-0000

BUILDING CHARACTERISTICS

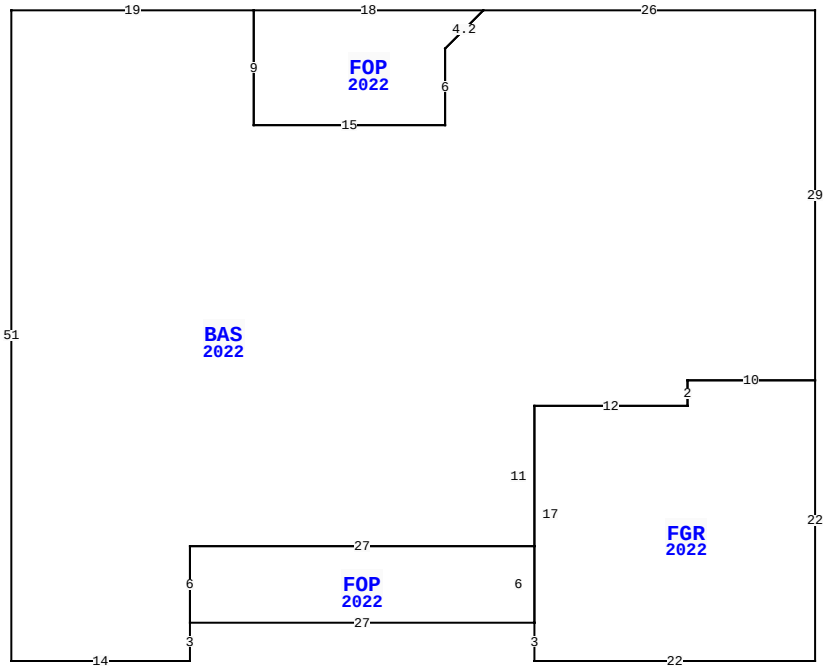
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	298,414
FGR	460	55	253	31,843
FOP	140	30	42	5,286
FOP	162	30	49	6,167
TOTALS	3,133		2,715	341,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,715	105.9840	125.86	341,710	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 2371 HX Base Yr



54150 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	341,710
TOTAL MARKET OB/XF VALUE	5,533
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	392,243
SOH/AGL Deduction	0
ASSESSED VALUE	392,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,243
TOTAL JUST VALUE	392,243
NCON VALUE	347,243
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007348	CO ISSUED	0	10/05/2022
22007348	NEW CONSTR	377,326	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/1517	12/21/2021	WD	U	V	30	135,000
GRANTOR: GREENE KENNETH L SR E						
GRANTEE: GROGAN CHAD						
2262/1956	3/13/2019	SW	U	V	11	100
GRANTOR: ANGEL LAKES GATED INC						
GRANTEE: THE KENNETH LEE GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 FOP=[YR=2022] W18 S9 E15 N6 U3 R3 $ L3 D3 S6 W15 N9 W19 S51 E14 N3 FOP=[YR=2022] E27 FGR=[YR=2022] S3 E22 N22 W10 S2 W12 S17$ N6 W27 S6$ N6 E27 N11 E12 N2 E10 N29$.

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	0	0	0	1,064.00	SF	5.20	5.20	100	2022	2022	3	100	5,533	

LAND DESCRIPTION

TOTAL OB/XF 5,533

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	0		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 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS