LOT 12
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

GRAINGER SUSAN/GROGAN CHAD
54102 DEERFIELD COUNTRY CLUB R
CALLAHAN, FL 32011

2023

37-1N-25-2375-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

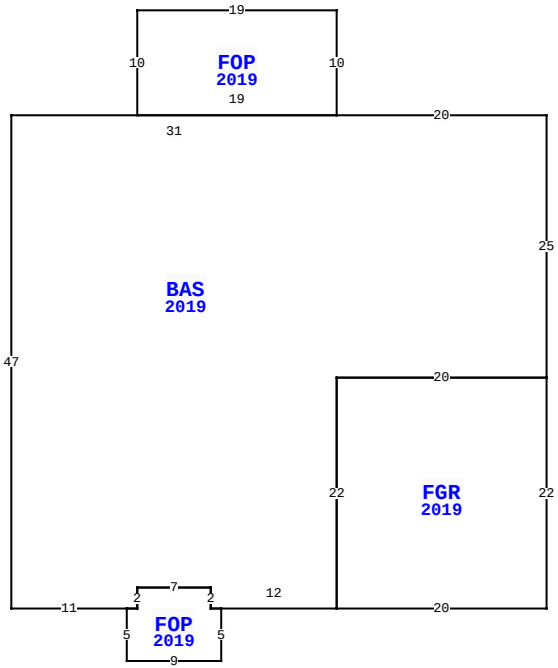
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,943	100	1,943	238,702
FGR	440	55	242	29,731
FOP	59	30	18	2,211
FOP	190	30	57	7,003
TOTALS	2,632		2,260	277,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	105.8400	125.68	284,037	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2020 Heated Area: 1943 HX Base Yr 2020



54102 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,646
TOTAL MARKET OB/XF VALUE		7,098
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		329,744
SOH/AGL Deduction		161,865
ASSESSED VALUE		167,879
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		112,879
TOTAL JUST VALUE		329,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008012	CO ISSUED	0	07/29/2019
19002938	NEW CONSTR	259,286	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0332	1/25/2019	SW	Q	V	01	28,400
GRANTOR: ANGEL LAKES GATED INC						
GRANTEE: GROGAN CHAD & SUSAN						
2238/1220	11/08/2018	WD	Q	V	05	103,000
GRANTOR: REYNOLDS WALTER L JR						
GRANTEE: ANGEL LAKES GATED I						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	1,103.00	SF	6.50	6.50	100	2019	2019	3	99	7,098	

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W19 S10 E19$ W31 S47 E11
FOP=[YR=2019] S5 E9 N5 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12
FGR=[YR=2019] E20 N22 W20 S22$ N22 E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 7,098

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	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 10/14/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS