BLOCK 1 LOT 1
GREEN ACRES SUB UNR

GRAVELLE AMBER
54307 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2023

37-1N-25-2950-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

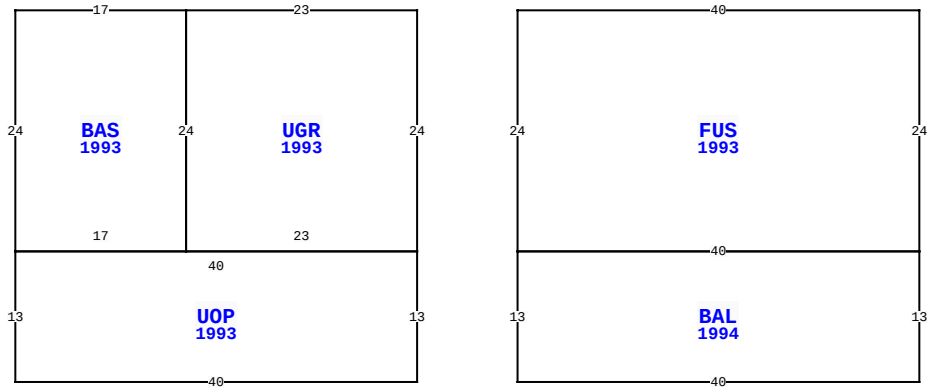
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	520	15	78	8,905
BAS	408	100	408	46,583
FUS	960	100	960	109,607
UGR	552	45	248	28,315
UOP	520	20	104	11,874
TOTALS	2,960		1,798	205,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,798	111.0000	131.81	236,994	1980	1995	0	0	0	13.38	86.62

1 SNGL FAM – 100% - 2023 Heated Area: 1368 HX Base Yr 2023



54307 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		254,405
TOTAL MARKET OB/XF VALUE		15,209
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		314,614
SOH/AGL Deduction		0
ASSESSED VALUE		314,614
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,614
TOTAL JUST VALUE		314,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23521	SWIM POOL	9,000	04/01/2010
E11057	NEW CONSTR	500	04/01/2003
B10607	GARAGE	20,592	12/01/2002
R4662	REPAIR/RRF	628	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0163	6/07/2021	WD	Q	I	01	298,800
GRANTOR: HARRIS TERRY LEIGH						
GRANTEE: GRAVELLE AMBER						
2201/0867	5/31/2018	QC	U	I	11	100
GRANTOR: HARRIS ROBERT M						
GRANTEE: HARRIS TERRY LEIGH						

BUILDING NOTES

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	46	20	920.00	SF	5.20	5.20	100	1982	1982	3	41	1,961	
2	0861	POOL GUNIT	0	100	14	20	280.00	SF	85.00	85.00	100	1986	1986	3	20	4,760	
3	0845	KOOL DECK	0	100	94	5	470.00	SF	7.25	7.25	100	1986	1986	3	52	1,772	
4	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,287	
5	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	1985	1985	3	49.5	135	
6	0810	CONCRETE A	0	100	0	0	947.00	SF	6.50	6.50	100	2004	2004	3	86	5,294	

BUILDING DIMENSIONS

UGR=[YR=1993] W23 BAS=[YR=1993] W17 S24 UOP=[YR=1993] S13 E40 N13 W40$ E17 N24$S24E23N24$PTR=E10 FUS=[YR=1993] E40 S24 BAL=[YR=1994] S13 W40 N13 E40$ W40 N24$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 15,209

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	0006	RS-2	100.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/11/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

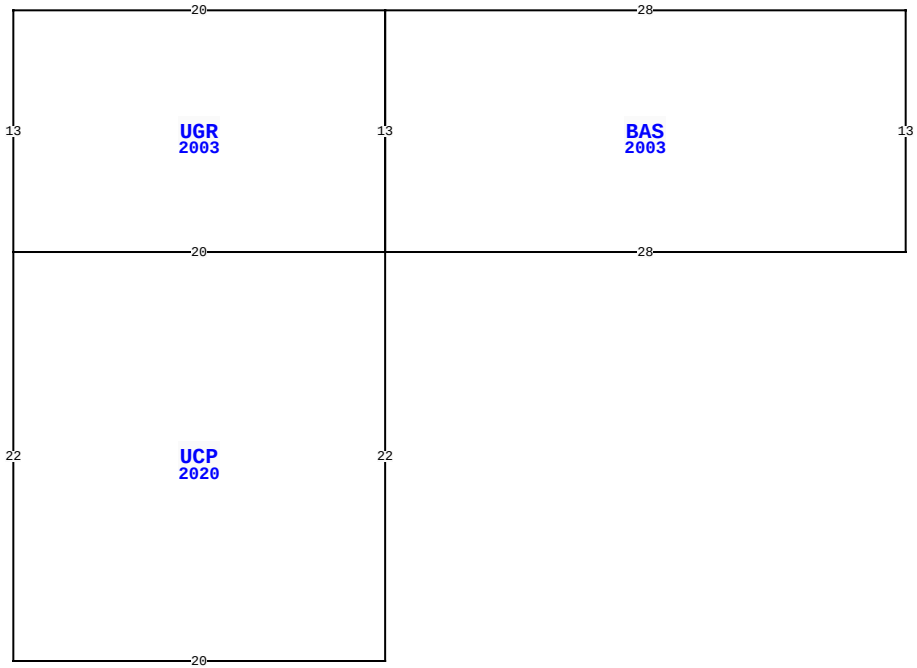
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	364	31,423
UCP	440	20	88	7,597
UGR	260	45	117	10,101
TOTALS	1,064		569	49,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	569	102.3000	92.33	52,536	2003	2008	0	0	0	6.50	93.50

2 SINGLE FAM – 100% - 2023 Heated Area: 364 HX Base Yr 2023



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GRANTOR: HARRIS ROBERT M						
GRANTEE: HARRIS TERRY LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 UGR=[YR=2003] W20 S13 UCP=[YR=2020] S22 E20 N22 W20$ E20 N13$ S13 E28 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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