

BLOCK 1 LOT 4
IN OR 1505/217
GREEN ACRES SUB UNR

HARRIS KELLEY R
54251 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2023

37-1N-25-2950-0001-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	04
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	02
Bedrooms	2
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	06
Occupancy	00
Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	87,126
BAS	192	100	192	14,521
BAS	295	100	295	22,311
BAS	384	100	384	29,042
FCP	768	25	192	14,521
FCP	324	25	81	6,126
FEP	288	80	230	17,395
FOP	384	30	115	8,698
UOP	336	20	67	5,067
UST	80	45	36	2,723
TOTALS	4,263		2,771	209,573

EXTRA FEATURES	
L N	OB/XF CODE
2	0812
3	0830
4	1242
5	1076
6	0940
7	0510
8	0680
9	0940
10	0811
11	0752

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,771	98.8800	89.24	247,284	1976	1990	0	0	15.25	84.75
1 SINGLE FAM - 100% - 0											
Heated Area: 2023											
HX Base Yr											
** This building has 11 Sub-Areas											

54251 DEERFIELD COUNTRY CLUB RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
4.00	100	2006	2006
12.00	100	2006	2006
10.00	100	2007	2007
7.50	100	2007	2007
30.00	100	2002	2002
35.00	100	2006	2006
10.00	100	2006	2006
30.00	100	2006	2006
5.20	100	2011	2011
15.00	100	2008	2008

TOTAL OB/XF											
40,549											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		209,573	
TOTAL MARKET OB/XF VALUE		53,115	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		307,688	
SOH/AGL Deduction		132,364	
ASSESSED VALUE		175,324	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		120,324	
TOTAL JUST VALUE		307,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000341	REPAIR/RRF	6,500	01/13/2020
18004197	REMODEL	25,000	05/01/2018
R12727	ADDITION	0	09/01/2011
B24938	ADDITION	19,686	07/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1505/0217	6/11/2007	QC	U	I	01
GRANTOR: HARRIS BOBBIE J					
GRANTEE: HARRIS DAVID C & KE					
0616/0473	1/07/1991	WD	U	I	18
GRANTOR: HARRIS BOBBIE J					
GRANTEE: HARRIS DAVID C L/E					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W7 UST=[YR=2007] N15 W5 FEP=[YR=2011] N12 W24 UOP=[YR=2007] W12 S12 BAS=[YR=2007] W12 FCP=[YR=2011] W6 UST=[YR=2011] W12 S5 E12 N5\$ S5 W12 N5 W6 S16 FCP=[YR=2007] S32 E24 FOP=[YR=2007] E48 N8 BAS=[YR=1993] N24 W48 S24 E48 \$ W48S8 \$ N32 W24 \$E24 N16 \$ S16 E12 N16\$ S16 E12 BAS=[YR=2007] E24 N16 W24 S16 \$ N28\$ S12 E24 \$ S16 E5 N1 \$ S1 W5 S24 E12 N25 \$.	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
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