BLOCK 1 LOT 5
IN OR 2022/317
GREEN ACRES SUB UNR

HIGGINBOTHAM SHEILA L/E/
54227 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2023

37-1N-25-2950-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

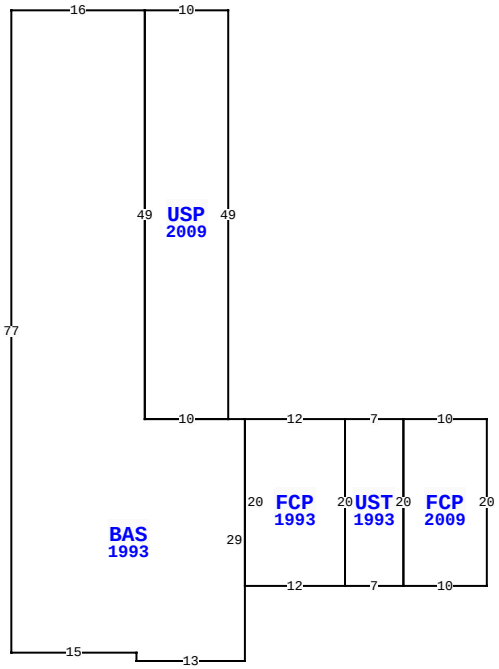
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1,581	144,662
FCP	240	25	60	5,490
FCP	200	25	50	4,575
USP	490	30	147	13,451
UST	140	45	63	5,764
TOTALS	2,651		1,901	173,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	124.4012	112.27	213,425	1969	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1581 HX Base Yr



54227 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		173,941
TOTAL MARKET OB/XF VALUE		3,867
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		222,808
SOH/AGL Deduction		125,925
ASSESSED VALUE		96,883
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		41,883
TOTAL JUST VALUE		222,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4036	N/A	24,250	04/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0317	1/04/2016	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM SHEILA						
GRANTEE: O'CONNELL HEATHER &						
0305/0529	12/01/1979	WD	Q	I		39,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2009] W10 UST=[YR=1993] W7 FCP=[YR=1993] W12
BAS=[YR=1993] W2 USP=[YR=2009] N49 W10 S49 E10$ W10 N49 W16
S77 E15 S1 E13 N29$ S20 E12 N20$ S20 E7 N20$ S20 E10 N20$.

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	855.00	SF	4.00	4.00	100	1970	1970	3	22	752	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0812	CONCRETE C	0	100	24	10	240.00	SF	4.00	4.00	100	1990	1990	3	62	595	

LAND DESCRIPTION

TOTAL OB/XF 3,867

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	63.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS