

BLOCK 1 LOT 8
IN OR 2260/161
GREEN ACRES SUB UNR

KAUFMAN BRITTANEY & MICHAEL
54179 DEERFIELD CTRY CLUB RD
CALLAHAN, FL 32011

2023

37-1N-25-2950-0001-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																	
Exterior Wall	16	WD FR STUC 100	0900	01	3,481	102.3040	121.49	422,907	2007	2007	0	0	7.50	92.50	VALUATION BY STANDARD																																	
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020												Heated Area: 3027												HX Base Yr 2020																					
Roof Cover	03	COMP SHNGL 100																											VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 100																											Tax Group: 6										Tax Dist:									
Interior Floo	14	CARPET 60																											BUILDING MARKET VALUE										391,189									
Interior Floo	11	CLAY TILE 40																											TOTAL MARKET OB/XF VALUE										53,389									
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET										45,000									
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE										489,578									
Bedrooms	4	100																											SOH/AGL Deduction										182,571									
Bathrooms	2	100																											ASSESSED VALUE										307,007									
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.5	1.5 100																											BASE TAXABLE VALUE										257,007									
Units	0	100	TOTAL JUST VALUE										489,578																																			
Occupancy	00	NONE 100	NCON VALUE										47,710																																			
			INCOME VALUE																																													
			PREVIOUS YEAR MKT VALUE										312,652																																			
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	2,715	100	2,715	305,107																																												
FGR	644	55	354	39,781																																												
FOP	57	30	17	1,910																																												
FOP	276	30	83	9,328																																												
FUS	312	100	312	35,062																																												
TOTALS			4,004	3,481	391,189																																											
EXTRA FEATURES			54179 DEERFIELD COUNTRY CLUB RD, CALLAHAN																																													
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	0812	CONCRETE C	0	100	0	0	2,127.00	SF	3.00	3.00	100	2007	2007	3	89	5,679																																
2	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2022	2022	3	100	33,150																																
3	0855	CONC PAVER	0	100	0	0	943.00	SF	10.00	10.00	100	2022	2022	3	100	9,430																																
4	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	95	4,560																																
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																																
LAND DESCRIPTION			TOTAL OB/XF										53,389																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 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																																																