

BLOCK 1 LOT 11
GREEN ACRES SUB UNR
IN OR 2596/1763

SOLOMON JOE D & TAMMY B
54113 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2023

37-1N-25-2950-0001-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	1,244	100	1,244	166,127
BAS	230	100	230	30,714
FGR	662	55	364	48,609
FOP	28	30	8	1,068
UEP	250	60	150	20,031
UOP	92	20	18	2,404

TOTALS	2,506		2,014	268,953
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,717.00	SF	4.00	4.00	
4	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RS-2	100.00	180.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,014	124.9500	148.38	298,837	1994	2007	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2023											
Heated Area: 1474											
HX Base Yr 2023											

TOTAL OB/XF											
12,890											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		268,953	
TOTAL MARKET OB/XF VALUE		12,890	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		326,843	
SOH/AGL Deduction		0	
ASSESSED VALUE		326,843	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		276,843	
TOTAL JUST VALUE		326,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13579	MECH OTHER	450	01/01/2008
B20684	ADDITION	38,486	10/01/2007
M015003	H/AC	0	04/01/2001
P014614	OTHER	0	04/01/2001
B995928	NEW CONSTR	95,468	01/04/1999
B941022	NEW CONSTR	27,388	05/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2596/1763	10/14/2022	WD	Q	I	01
GRANTOR: SHUGART HARLEY D					
GRANTEE: SOLOMON JOE D & TAM					
2481/1052	6/25/2021	WD	Q	I	01
GRANTOR: MAYO WILLIAM JR & LIL					
GRANTEE: SHUGART HARLEY D					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1994] W13 UOP=[YR=2008] N8 W11 UEP=[YR=2020] W25 BAS=[YR=2008] W23 S10 BAS=[YR=1994] S28 E23 FOP=[YR=1994] E7 N4 W7 S4\$ N4 E25 N24 W48\$ E23 N10 \$ S10 E25 N10\$ S10 E2 N2 E9\$ W9 S2 W2 S24 E3 S2 E21 N28\$.											