LOT 10
A E EWING #1 PB 3/67

GROGAN CHAD E
54174 DEERFIELD COUNTRY CLUB
CALLAHAN, FL 32011

2024

25-2N-24-226A-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45030 EAST HOLLY TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,688
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	22,688
SOH/AGL Deduction	0
ASSESSED VALUE	22,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,688
TOTAL JUST VALUE	22,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1670	8/07/2023	WD	U	I	37	98,000
GRANTOR: HURSEY JASON SCOTT &						
GRANTEE: GROGAN CHAD E						
2654/889	7/18/2023	WD	U	V	11	100
GRANTOR: HURSEY JASON SCOTT &						
GRANTEE: HURSEY JASON SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	80	40	3,200.00	SF	4.00	4.00	100	2023	1970		21	2,688	

LAND DESCRIPTION

TOTAL OB/XF 2,688

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	000115	C	SFR ACRES	0	0004	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 08/15/2023 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS