LOT 9
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

WEAVER PATSY/GROGAN CHAD
54174 DEERFIELD COUNTRY CLB RD
CALLAHAN, FL 32011

2024

37-1N-25-2375-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

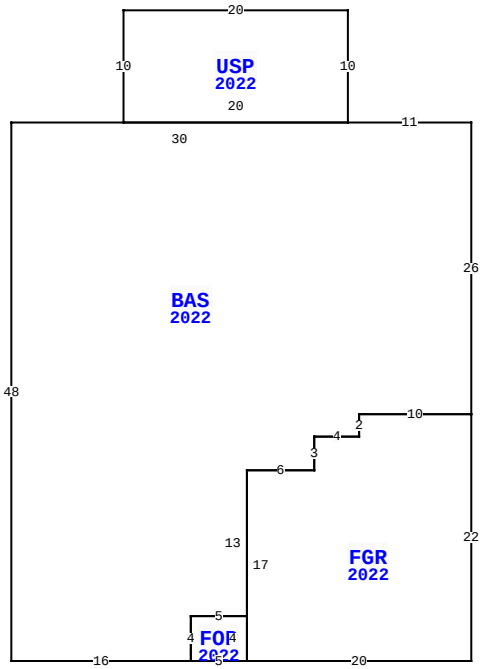
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	1,546	214,817
FGR	402	55	221	30,708
FOP	20	30	6	834
USP	200	30	60	8,337
TOTALS	2,168		1,833	254,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,833	112.0000	140.00	256,620	2022	2022	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2023 Heated Area: 1546 HX Base Yr 2023



54174 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,695
TOTAL MARKET OB/XF VALUE		3,888
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		303,583
SOH/AGL Deduction		2,126
ASSESSED VALUE		301,457
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		196,457
TOTAL JUST VALUE		303,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008950	CO ISSUED	0	02/09/2022
21013167	NEW CONSTR	253,931	09/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2531/0270	1/10/2022	QC	U	V	11	100
GRANTOR: WEAVER PATSY						
GRANTEE: WEAVER PATSY & CHAD						
2511/0305	10/08/2021	QC	U	V	11	100
GRANTOR: GROGAN CHAD & PATSY W						
GRANTEE: WEAVER PAUL & PATSY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 USP=[YR=2022] N10 W20 S10 E20$ W30 S48 E16 FOP=[YR=2022] E5 FGR=[YR=2022] E20 N22 W10 S2 W4 S3 W6 S17$ N4 W5 S4$ N4 E5 N13 E6 N3 E4 N2 E10 N26$.

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	972.00	SF	4.00	4.00	100	2022	2022	3	100	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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		PUD	0.00	0.00	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 08/06/2024 BY SYS