BLOCK 1 LOT 4
IN OR 1505/217
GREEN ACRES SUB UNR

HARRIS KELLEY R
54251 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-2950-0001-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

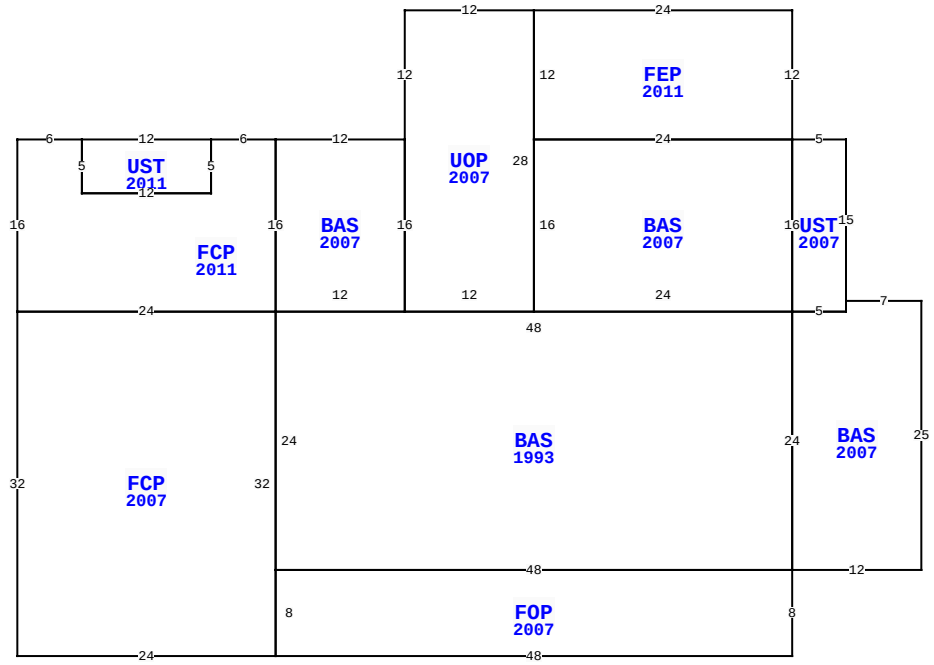
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 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 | 1,152 | 100 | 1,152 | 91,445 |
| BAS | 192 | 100 | 192 | 15,240 |
| BAS | 295 | 100 | 295 | 23,417 |
| BAS | 384 | 100 | 384 | 30,482 |
| FCP | 768 | 25 | 192 | 15,240 |
| FCP | 324 | 25 | 81 | 6,430 |
| FEP | 288 | 80 | 230 | 18,257 |
| FOP | 384 | 30 | 115 | 9,129 |
| UOP | 336 | 20 | 67 | 5,318 |
| UST | 80 | 45 | 36 | 2,858 |
| TOTALS | 4,263 | | 2,771 | 219,960 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,771 | 98.8800 | 93.94 | 260,308 | 1976 | 1990 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 2023 HX Base Yr




** This building has 11 Sub-Areas

54251 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 | | 219,960 |
| TOTAL MARKET OB/XF VALUE | | 51,029 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 315,989 |
| SOH/AGL Deduction | | 135,405 |
| ASSESSED VALUE | | 180,584 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 125,584 |
| TOTAL JUST VALUE | | 315,989 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 307,688 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2000341 | REPAIR/RRF | 6,500 | 01/13/2020 |
| 18004197 | REMODEL | 25,000 | 05/01/2018 |
| R12727 | ADDITION | 0 | 09/01/2011 |
| B24938 | ADDITION | 19,686 | 07/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/0217 | 6/11/2007 | QC | U | I | 01 | 100 |
| GRANTOR: HARRIS BOBBIE J | | | | | | |
| GRANTEE: HARRIS DAVID C & KE | | | | | | |
| 0616/0473 | 1/07/1991 | WD | U | I | 18 | 100 |
| GRANTOR: HARRIS BOBBIE J | | | | | | |
| GRANTEE: HARRIS DAVID C L/E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W7 UST=[YR=2007] N15 W5 FEP=[YR=2011] N12 W24 UOP=[YR=2007] W12 S12 BAS=[YR=2007] W12 FCP=[YR=2011] W6 UST=[YR=2011] W12 S5 E12 N5$ S5 W12 N5 W6 S16 FCP=[YR=2007] S32 E24 FOP=[YR=2007] E48 N8 BAS=[YR=1993] N24 W48 S24 E48 $ W48S8 $ N32 W24 $E24 N16 $ S16 E12 N16$ S16 E12 BAS=[YR=2007] E24 N16 W24 S16 $ N28$ S12 E24 $ S16 E5 N1 $ S1 W5 S24 E12 N25 $ .

## 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 | 2,576.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 8,964 | |
| 2 | 0830 | FLAGSTONE | 0 | 100 | 0 | 0 | 1,116.00 | SF | 12.00 | 12.00 | 100 | 2006 | 2006 | 3 | 87 | 11,651 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 486.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 31 | 1,507 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 12 | 10 | 120.00 | SF | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 48 | 432 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 1,152 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 16 | 24 | 384.00 | SF | 35.00 | 35.00 | 100 | 2006 | 2006 | 3 | 44 | 5,914 | |
| 7 | 0680 | POLE SHED | 0 | 100 | 5 | 25 | 125.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 44 | 550 | |
| 8 | 0940 | SHEDS/PORT | 0 | 100 | 5 | 11 | 55.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 27 | 446 | |
| 9 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,560.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 92 | 7,463 | |
| 10 | 0752 | USP | 0 | 100 | 12 | 12 | 144.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 52 | 1,123 | |

TOTAL OB/XF 39,202

## LAND DESCRIPTION

| 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 | | RSF- | 2100.00 | 200.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 10/19/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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**2024**

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## BUILDING DIMENSIONS

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0510 | GARAGE WD- | 0 | 100 | 24 | 22 | 528.00 | SF | 35.00 | 35.00 | 100 | 2011 | 2011 | 3 | 64 | 11,827 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,827

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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