

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

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,715	100	2,715	319,418
FGR	644	55	354	41,648
FOP	57	30	17	2,000
FOP	276	30	83	9,765
FUS	312	100	312	36,707

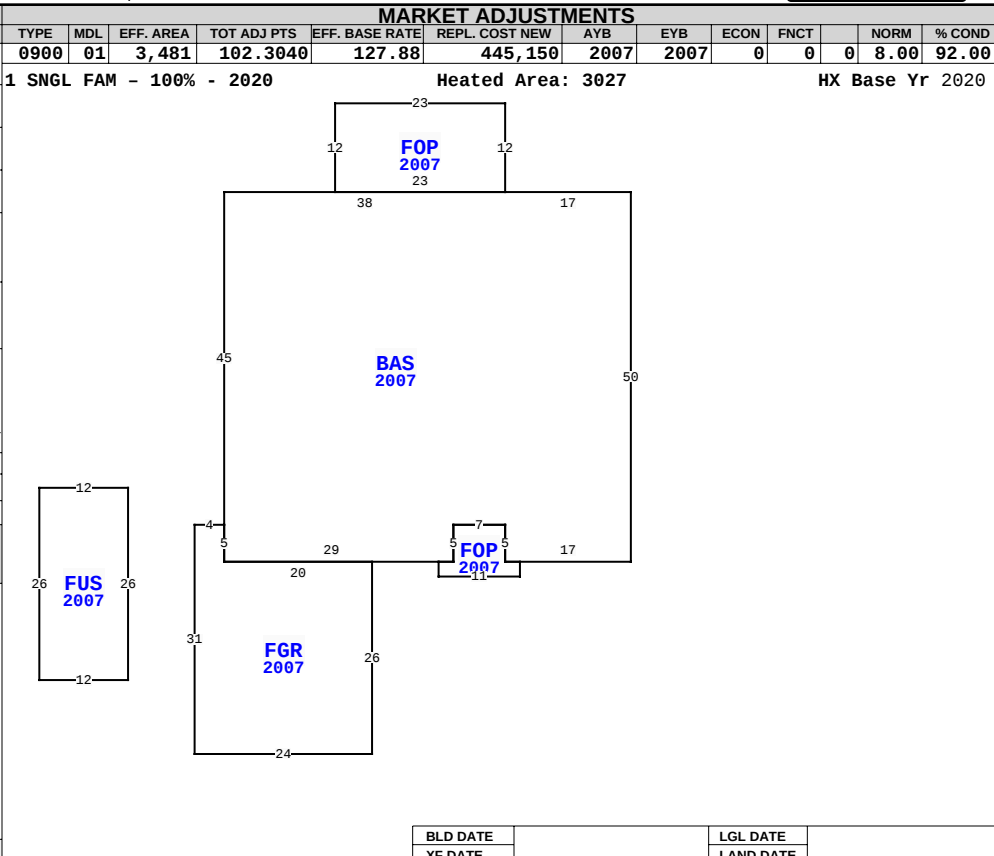
TOTALS	4,004		3,481	409,538
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EXTRA FEATURES

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	88	5,615	
2	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2022	2022	3	98	32,487	
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	94	4,512	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

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	RSF-21	100.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							



54179 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

TOTAL OB/XF 52,608

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	RSF-21	100.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		409,538
TOTAL MARKET OB/XF VALUE		52,608
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		507,146
SOH/AGL Deduction		190,929
ASSESSED VALUE		316,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,217
TOTAL JUST VALUE		507,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004331	SWIM POOL	67,000	03/18/2022
E17784	ELEC OTHER	5,000	08/01/2006
M11831	MECH OTHER	0	07/01/2006
P11310	OTHER	0	07/01/2006
C18081	CO ISSUED	0	06/01/2006
B0618081	NEW CONSTR	265,914	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0161	3/01/2019	WD	Q	I	02	292,500
GRANTOR: DEVLIN KELLY A ET AL						
GRANTEE: KAUFMAN BRITTANEY &						
1548/0328	1/28/2008	WD	Q	I		270,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] N12 W23 S12 E23\$ W38 S45
FGR=[YR=2007] W4 S31 E24 N26 W20 N5\$ S5 E29 FOP=[YR=2007] S2
E11 N2 W2 N5 W7 S5 W2\$ E2 N5 E7 S5 E17 N50\$ PTR= W80 S40
FUS=[YR=2007] E12 S26 W12 N26\$ N40 E80\$.