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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

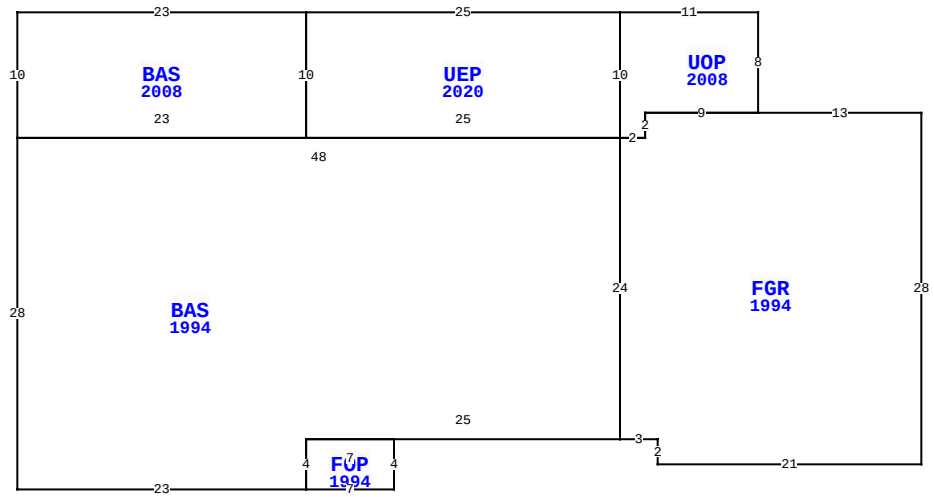
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	173,704
BAS	230	100	230	32,116
FGR	662	55	364	50,827
FOP	28	30	8	1,118
UEP	250	60	150	20,946
UOP	92	20	18	2,513
TOTALS	2,506		2,014	281,223

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	156.19	314,567	1994	2007	0	0	0	10.60	89.40

1 SNGL FAM – 100% - 2023 Heated Area: 1474 HX Base Yr 2023



54113 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		281,223
TOTAL MARKET OB/XF VALUE		12,499
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		338,722
SOH/AGL Deduction		2,074
ASSESSED VALUE		336,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,648
TOTAL JUST VALUE		338,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,843

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	SALE PRICE
2596/1763	10/14/2022	WD	Q	I	01	330,000
GRANTOR: SHUGART HARLEY D						
GRANTEE: SOLOMON JOE D & TAM						
2481/1052	6/25/2021	WD	Q	I	01	310,000
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$.

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	1,717.00	SF	4.00	4.00	100	1995	1995	3	70	4,808	
2	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1995	1995	3	23	5,031	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 12,499

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	0006	RSF-	2100.00	180.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS