LOT 26
DEERFIELD ACRES PB 5/299

VANDEVEER BROOKE/MCGARRY GEORGE
54292 DEERFIELD CO9UN TRY CLUB
CALLAHAN, FL 32011

**2025**

**37-1N-25-0340-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 06 | Quality Level 06 |

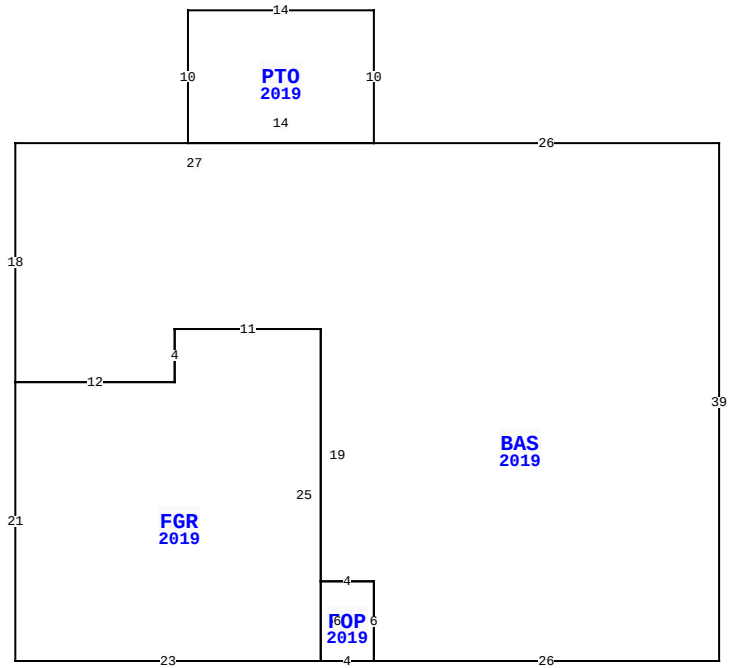
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,516 | 100 | 2019 | 1,516 | 189,647 |
| FGR | 527 | 55 | 2019 | 290 | 36,279 |
| FOP | 24 | 30 | 2019 | 7 | 876 |
| PTO | 140 | 5 | 2019 | 7 | 876 |
| TOTALS | 2,207 | | | 1,820 | 227,677 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,820 | 127.6500 | 127.65 | 232,323 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1516 HX Base Yr




54233 JESSICA PL, 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 | 227,677 |
| TOTAL MARKET OB/XF VALUE | 5,977 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 293,654 |
| SOH/AGL Deduction | 3,871 |
| ASSESSED VALUE | 289,783 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 289,783 |
| TOTAL JUST VALUE | 293,654 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 263,439 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16158296 | CO ISSUED | 0 | 03/21/2019 |
| B1632115 | NEW CONSTR | 197,402 | 04/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2436/1387 | 2/12/2021 | WD | Q | I | 01 | 225,000 |
| GRANTOR: GUINN JOHN | | | | | | |
| GRANTEE: VANDEVEER BROOKE & | | | | | | |
| 1233/0622 | 5/25/2004 | WD | U | V | 19 | 228,800 |
| GRANTOR: R A P INVESTMENTS INC | | | | | | |
| GRANTEE: GUINN JOHN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W26 PTO=[YR=2019] N10 W14 S10 E14$ W27 S18 FGR=[YR=2019] S21 E23 FOP=[YR=2019] E4 N6 W4 S6$ N25 W11 S4 W12$ E12 N4 E11 S19 E4 S6 E26 N39$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 948.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 5,977 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,977

| 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 | RES | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS