LOT 10
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

BAILEY JORDAN DAVID & KACIE JEAN
54150 DEERFIELD COUNTRY CLUB R
CALLAHAN, FL 32011

2025

37-1N-25-2375-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

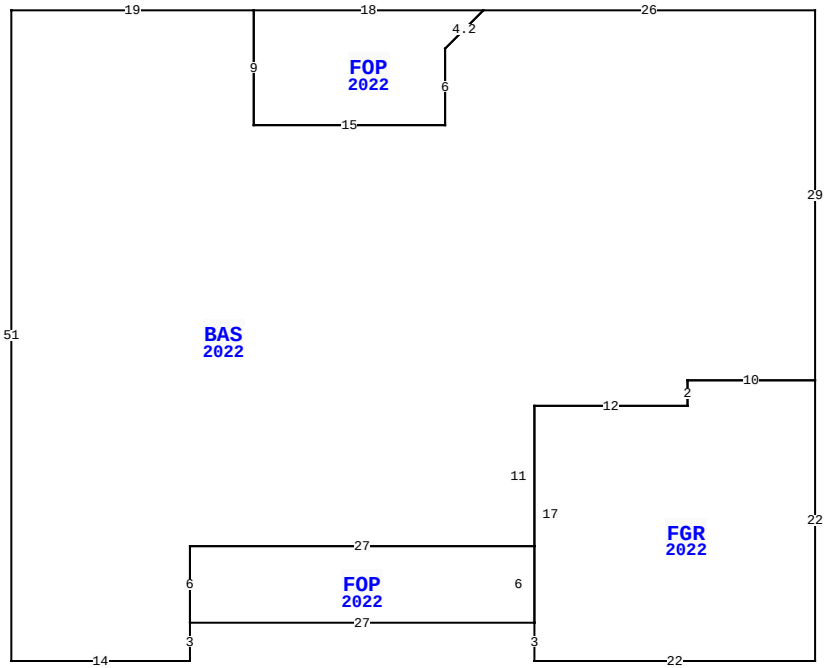
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2022	2,371	327,391
FGR	460	55	2022	253	34,935
FOP	140	30	2022	42	5,800
FOP	162	30	2022	49	6,766
TOTALS	3,133			2,715	374,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,715	105.9840	139.90	379,828	2022	2022	0	0	0	1.30	98.70

1 SNGL FAM – 100% - 2024 Heated Area: 2371 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

54150 DEERFIELD COUNTRY CLUB RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		374,890
TOTAL MARKET OB/XF VALUE		5,477
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		430,367
SOH/AGL Deduction		10,475
ASSESSED VALUE		419,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,170
TOTAL JUST VALUE		430,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007348	CO ISSUED	0	10/05/2022
22007348	NEW CONSTR	377,326	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1910	7/25/2023	WD	Q	I	01	500,000
GRANTOR: GROGAN CHAD						
GRANTEE: BAILEY JORDAN DAVID						
2523/1517	12/21/2021	WD	U	V	30	135,000
GRANTOR: GREENE KENNETH L SR E						
GRANTEE: GROGAN CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 FOP=[YR=2022] W18 S9 E15 N6 U3 R3 $ L3 D3 S6 W15 N9 W19 S51 E14 N3 FOP=[YR=2022] E27 FGR=[YR=2022] S3 E22 N22 W10 S2 W12 S17$ N6 W27 S6$ N6 E27 N11 E12 N2 E10 N29$.

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	0811	CONCRETE B	0	100	0	0	1,064.00	SF	5.20	5.20	100	2022	2022	3	99	5,477	

LAND DESCRIPTION

TOTAL OB/XF 5,477

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS