LOT 11
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

SMITH BRENT D & SUSAN M
54126 DEERFIELD COUNTRY CLUB R
CALLAHAN, FL 32011

2025

37-1N-25-2375-0011-0000

BUILDING CHARACTERISTICS

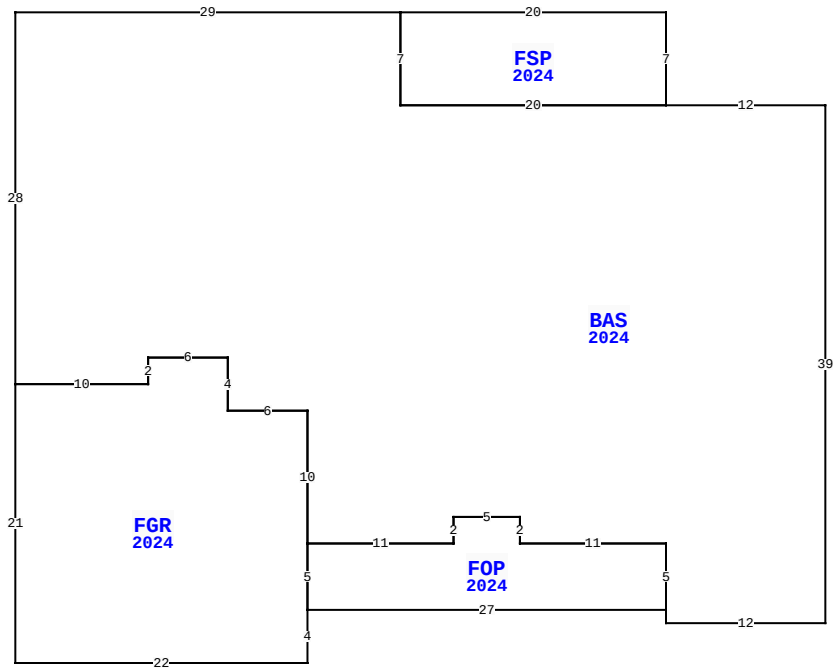
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,014	100	2024	2,014	309,512
FGR	462	55	2024	254	39,035
FOP	145	30	2024	44	6,762
FSP	140	40	2024	56	8,606
TOTALS	2,761			2,368	363,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,368	116.4240	153.68	363,914	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2014 HX Base Yr 2024



54126 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,914
TOTAL MARKET OB/XF VALUE		5,382
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		419,296
SOH/AGL Deduction		12,844
ASSESSED VALUE		406,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,730
TOTAL JUST VALUE		419,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-11814	CO		04/14/2023
22011814	NEW CONSTR	320,602	08/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/953	4/28/2023	WD	Q	I	01	485,000
GRANTOR: GROGAN CHAD						
GRANTEE: SMITH BRENT D & SUS						
2523/1517	12/21/2021	WD	U	V	30	135,000
GRANTOR: GREENE KENNETH L SR E						
GRANTEE: GROGAN CHAD						

BUILDING NOTES

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	1,035.00	SF	5.20	5.20	100	2024	2023		100	5,382	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,0] E29 S7 E20 E12 S39 W12 N1 N5 W11 N2 W5 S2 W11 N10 W6 N4 W6 S2 W10 N28 $
FGR=[YR=2024;ORIG=10,28] E10 N2 E6 S4 E6 S10 S5 S4 W22 N21 $
FOP=[YR=2024;ORIG=32,40] E11 N2 E5 S2 E11 S5 W27 N5 $
FSP=[YR=2024;ORIG=39,0] E20 S7 W20 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,382

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 07/27/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS