BLOCK 1 LOTS 2 & 3
OR 1591/1028
GREEN ACRES SUB UNR

HARRIS ROBERT/MCDUGALD LINDA
54277 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2025

37-1N-25-2950-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

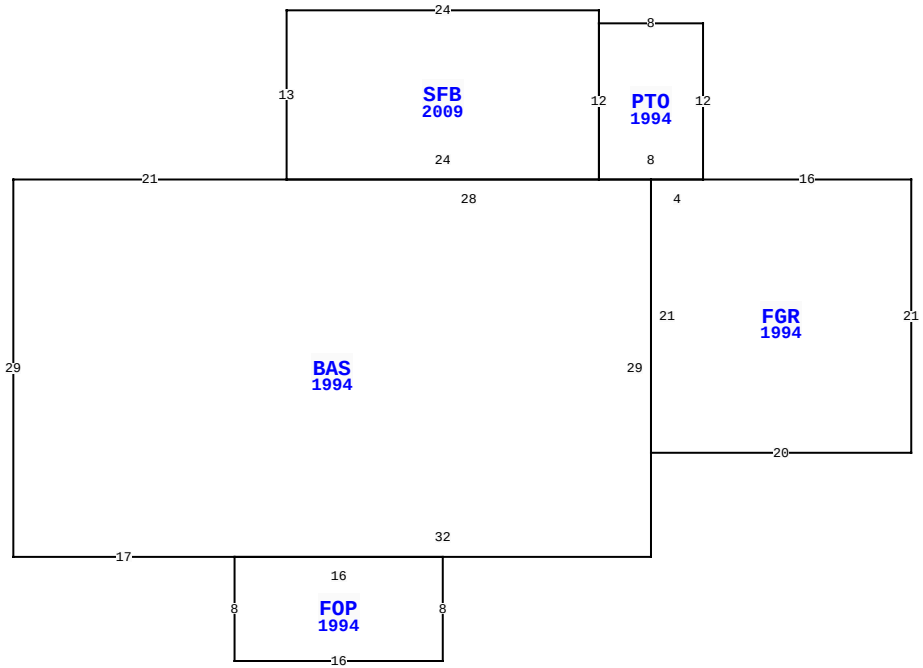
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1994	1,421	142,457
FGR	420	55	1994	231	23,158
FOP	128	30	1994	38	3,809
PTO	96	5	1994	5	502
SFB	312	80	2009	250	25,063
TOTALS	2,377			1,945	194,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,945	96.1380	126.90	246,820	1994	1996	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2024 Heated Area: 1671 HX Base Yr 2024



54277 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,345
TOTAL MARKET OB/XF VALUE		15,561
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		316,906
SOH/AGL Deduction		9,743
ASSESSED VALUE		307,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,441
TOTAL JUST VALUE		316,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107946	XFOB	16,000	02/01/2001
R013010	NEW CONSTR	0	02/01/2001
B995681	ADDITION	13,104	01/01/1999
B941304	NEW CONSTR	60,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1591/1028	10/31/2008	QC	U	I	18	100

GRANTOR: HARRIS BOBBIE
GRANTEE: HARRIS BOBBIE J L/E

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W16 PTO=[YR=1994] N12 W8 SFB=[YR=2009] N1 W24 S13 BAS=[YR=1994] W21 S29 E17 FOP=[YR=1994] S8 E16 N8 W16 $ E32 N29 W28$ E24 N12 $ S12 E8 $ W4 S21 E20 N21 $.

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	1,600.00	SF	4.00	4.00	100	1994	1994	3	66	4,224	
2	0812	CONCRETE C	0	100	127	12	1,524.00	SF	4.00	4.00	100	1995	1995	3	68	4,145	
3	0812	CONCRETE C	0	100	0	0	2,276.00	SF	4.00	4.00	100	2001	2001	3	79	7,192	

LAND DESCRIPTION

TOTAL OB/XF 15,561

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RSF-	200.00	200.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

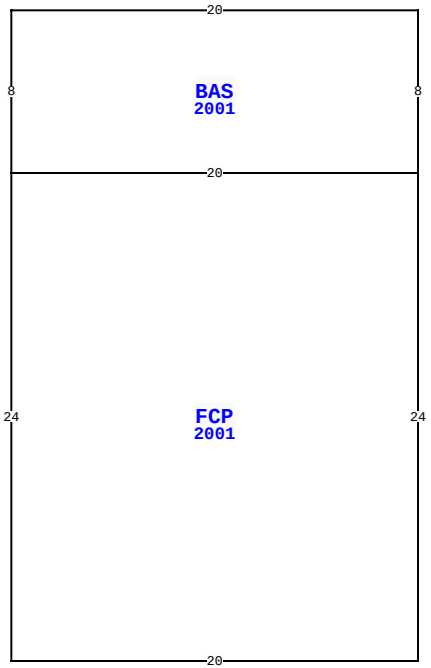
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2001	160	3,633
FCP	480	25	2001	120	2,725
TOTALS	640			280	6,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	280	97.4050	36.04	10,091	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2024 Heated Area: 160 HX Base Yr 2024



54277 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1028	10/31/2008	QC	U	I	18	100

GRANTOR: HARRIS BOBBIE
GRANTEE: HARRIS BOBBIE J L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S8 FCP=[YR=2001] S24 E20 N24 W20 $ E20 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS