BLOCK 1 LOT 7
IN OR 2068/1087
GREEN ACRES SUB UNR

COX CHARLES
54199 DEERFIELD COUNTRY CLUB
CALLAHAN, FL 32011

2025

37-1N-25-2950-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

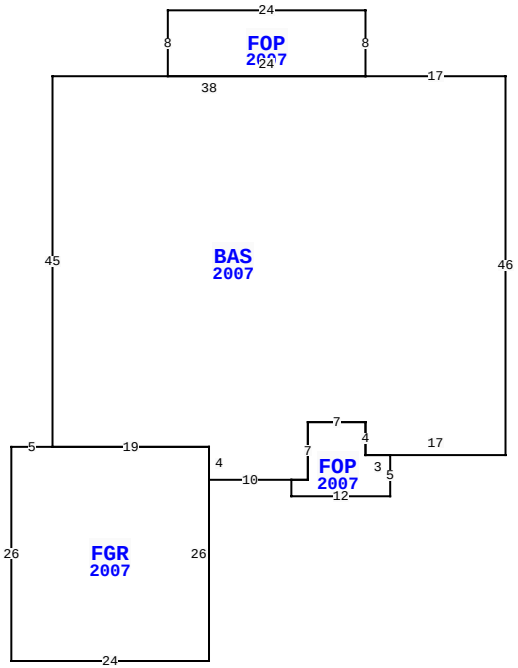
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,519	100	2007	2,519	353,915
FGR	624	55	2007	343	48,191
FOP	82	30	2007	25	3,513
FOP	192	30	2007	58	8,149
TOTALS	3,417			2,945	413,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,945	116.3250	153.55	452,205	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 2519 HX Base Yr 2024



BLD DATE	09/11/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

54199 DEERFIELD COUNTRY CLUB RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		413,768
TOTAL MARKET OB/XF VALUE		8,297
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		472,065
SOH/AGL Deduction		11,727
ASSESSED VALUE		460,338
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		409,616
TOTAL JUST VALUE		472,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10851	MECH OTHER	0	12/01/2005
E16176	ELEC OTHER	1,500	11/01/2005
P10377	OTHER	0	11/01/2005
C16416	CO ISSUED	0	10/01/2005
B16416	NEW CONSTR	187,152	10/01/2005
R08457	REPAIR/RRF	4,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2068/1087	8/23/2016	WD	Q	I	01	235,000
GRANTOR: SHAH DEVANGI						
GRANTEE: COX CHARLES						
2068/1084	8/23/2016	QC	U	I	11	100
GRANTOR: NEW HORIZON DEVELOPME						
GRANTEE: SHAH DEVANGI						

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	0812	CONCRETE C	0	100	0	0	1,479.00	SF	4.00	4.00	100	2007	2007	3	87	5,147	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] N8 W24 S8 E24$ W38 S45
FGR=[YR=2007] W5 S26 E24 N26 W19$ E19 S4 E10 FOP=[YR=2007]
S2 E12 N5 W3 N4 W7 S7 W2$ E2 N7 E7 S4 E17 N46$.

LAND DESCRIPTION

TOTAL OB/XF 8,297

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	0006	RSF-	2100.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS