

BLOCK 1 LOT 8
IN OR 2260/161
GREEN ACRES SUB UNR

KAUFMAN BRITTANEY & MICHAEL
54179 DEERFIELD CTRY CLUB RD
CALLAHAN, FL 32011

2025

37-1N-25-2950-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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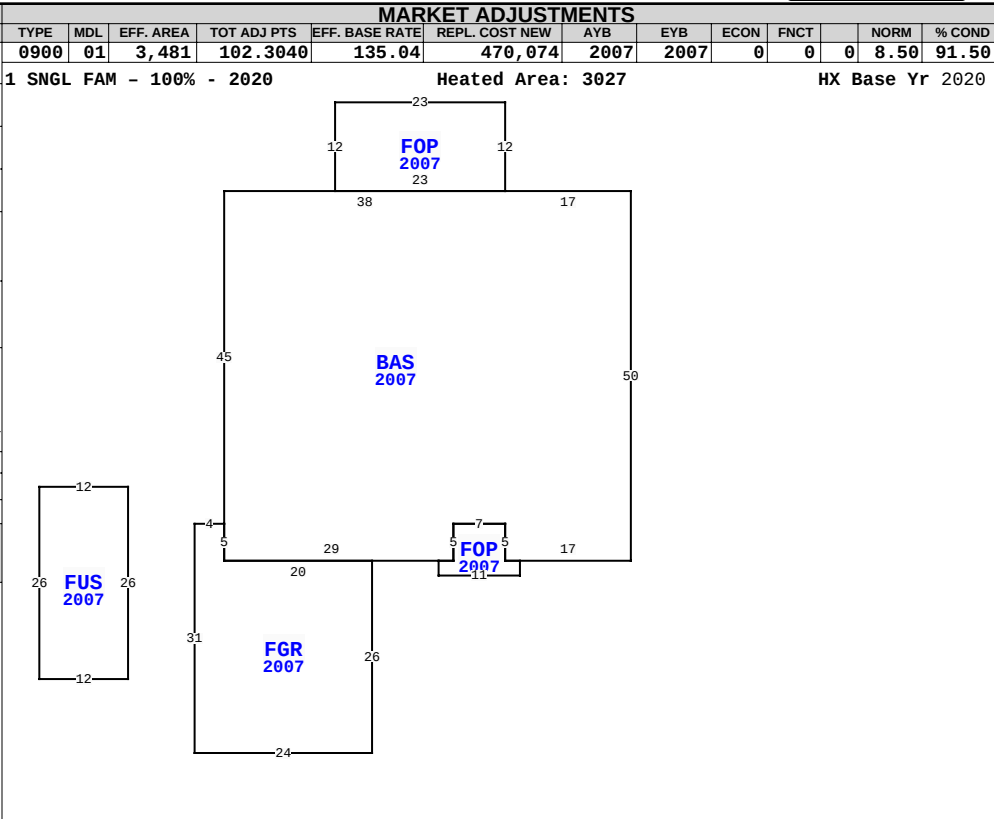
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,715	100	2007	2,715	335,470
FGR	644	55	2007	354	43,741
FOP	57	30	2007	17	2,101
FOP	276	30	2007	83	10,255
FUS	312	100	2007	312	38,551

TOTALS	4,004			3,481	430,118
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,127.00	SF	3.00	3.00	
2	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	943.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	RSF-21	200.00	200.00	1.00	LT	



54179 DEERFIELD COUNTRY CLUB RD, CALLAHAN, FL 32011	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2,127.00	SF	3.00	3.00	100	2007	2007	3	87	5,551	
2	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2022	2022	3	95	31,493	
3	0855	CONC PAVER	0	100	0	0	943.00	SF	10.00	10.00	100	2022	2022	3	99	9,336	
4	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	92	4,416	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

TOTAL OB/XF											
51,348											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						430,118					
TOTAL MARKET OB/XF VALUE						51,348					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						531,466					
SOH/AGL Deduction						206,079					
ASSESSED VALUE						325,387					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						274,665					
TOTAL JUST VALUE						531,466					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						507,146					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004331	SWIM POOL	67,000	03/18/2022
E17784	ELEC OTHER	5,000	08/01/2006
M11831	MECH OTHER	0	07/01/2006
P11310	OTHER	0	07/01/2006
C18081	CO ISSUED	0	06/01/2006
B0618081	NEW CONSTR	265,914	06/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2260/0161	3/01/2019	WD	Q	I	02	292,500			
GRANTOR:DEVLIN KELLY A ET AL									
GRANTEE: KAUFMAN BRITTANEY &									
1548/0328	1/28/2008	WD	Q	I		270,000			
GRANTOR: *CONFIDENTIAL*									
GRANTEE: *CONFIDENTIAL*									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W17 FOP=[YR=2007] N12 W23 S12 E23\$ W38 S45 FGR=[YR=2007] W4 S31 E24 N26 W20 N5\$ S5 E29 FOP=[YR=2007] S2 E11 N2 W2 N5 W7 S5 W2\$ E2 N5 E7 S5 E17 N50\$ PTR= W80 S40 FUS=[YR=2007] E12 S26 W12 N26\$ N40 E80\$.											