BLOCK 1 LOT 10
IN OR 2150/1545
GREEN ACRES SUB UNR

WOFFORD BART A
54139 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2025

37-1N-25-2950-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

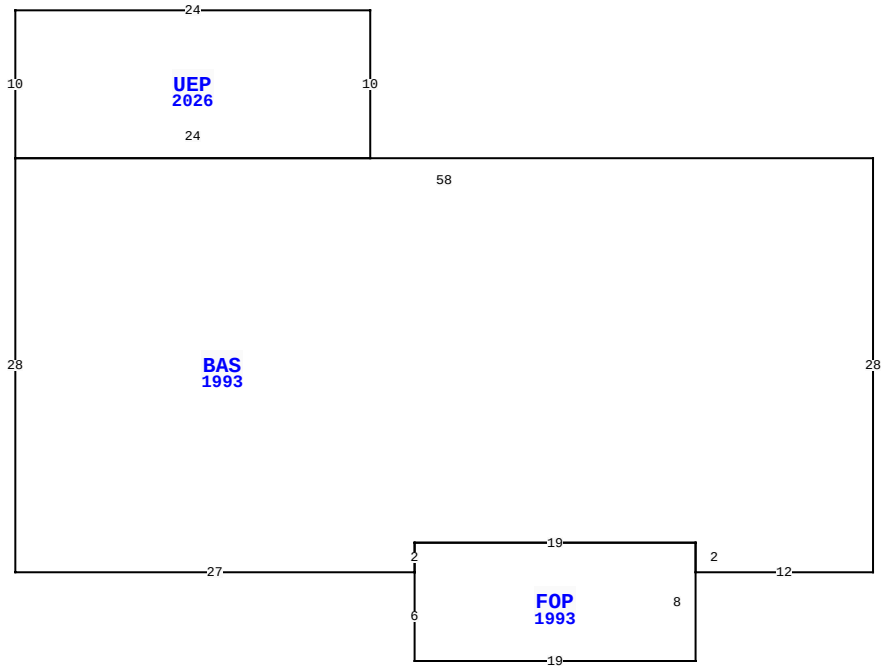
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1993	1,586	144,247
FOP	152	30	1993	46	4,184
UEP	240	60	2026	144	13,097
TOTALS	1,978			1,776	161,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,776	107.0000	107.00	190,032	1988	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1586 HX Base Yr 2021



54139 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,527
TOTAL MARKET OB/XF VALUE		7,888
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		219,415
SOH/AGL Deduction		75,925
ASSESSED VALUE		143,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,768
TOTAL JUST VALUE		219,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1212696	REPAIR/RRF	8,710	07/03/2012
R11846	REPAIR/RRF	2,400	04/01/2009
B22421	ADDITION	38,000	04/01/2009
B985178	ADDITION	11,424	07/01/1998
B952378	ADDITION	6,000	12/01/1995
4450	MH MOVE-ON	47,400	10/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0207	7/19/2022	FJ	U	I	11	0
GRANTOR: WOFFORD KENT D EST						
GRANTEE: WOFFORD BART A						
2150/1545	9/27/2017	QC	U	I	11	100
GRANTOR: WOFFORD KENT D						
GRANTEE: WOFFORD KENT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W58 S28 E27 N2 E19 S2 E12 N28 $
FOP=[YR=1993;ORIG=-31,28] S6 E19 N8 W19 S2 $
UEP=[YR=2026;ORIG=-58,-10] E24 S10 W24 N10 $
.

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	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	1988	1988	3	52	230	
2	0812	CONCRETE C	0	100	0	0	1,676.00	SF	4.00	4.00	100	1988	1988	3	52	3,486	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0811	CONCRETE B	0	100	0	0	547.00	SF	5.20	5.20	100	1988	1988	3	52	1,479	
5	0351	CARPORT MT	0	100	22	18	396.00	SF	6.60	6.60	100	1999	1999	3	20	523	

LAND DESCRIPTION

TOTAL OB/XF 7,888

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 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS