BLOCK 1 LOT 12
IN OR 1139/1607
R407915 & R407916

WILKIE HELEN MARIE
54091 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2025

37-1N-25-2950-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

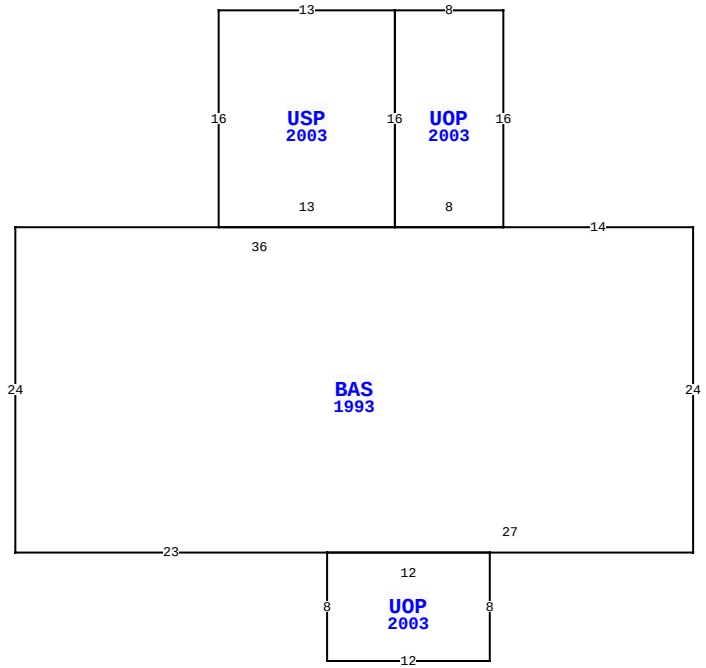
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,200	100	1993	1,200	35,482
UOP	96	25	2003	24	710
UOP	128	25	2003	32	946
USP	208	50	2003	104	3,075
TOTALS	1,632			1,360	40,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,360	123.2000	98.56	134,042	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1200 HX Base Yr



54091 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	40,213
TOTAL MARKET OB/XF VALUE	2,813
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	93,026
SOH/AGL Deduction	1,601
ASSESSED VALUE	91,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,425
TOTAL JUST VALUE	93,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1607	5/23/2003	QC	Q	I	01	100
GRANTOR: GRAY GLENN						
GRANTEE: WILKIE HELEN MARIE						
0672/0404	12/17/1992	QC	Q	I	01	100
GRANTOR: WILKIE HELEN M						
GRANTEE: GRAY HELEN WILKIE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2003] N16 W8 USP=[YR=2003] W13 S16 E13 N16 $ S16 E8 $ W36 S24 E23 UOP=[YR=2003] S8 E12 N8 W12 $ E27 N24 $.

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	1242	WD DECK A	0	0	21	8	168.00	SF	10.00	10.00	100	1995	1995	3	20	336	
2	0351	CARPORT MT	0	0	18	16	288.00	SF	10.00	10.00	100	2020	2020	3	86	2,477	

LAND DESCRIPTION

TOTAL OB/XF 2,813

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	0	0006	RSF-	2100.00	180.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS