PT SA OGILVIE HOMESTEAD SEC
37-1N-25E IN OR 2730/21

HEM RANN/SENG EIL SAM
54323 DEERFIELD COUNTRY CLUB R
CALLAHAN, FL 32011

2026

37-1N-25-0000-0004-0080

BUILDING CHARACTERISTICS

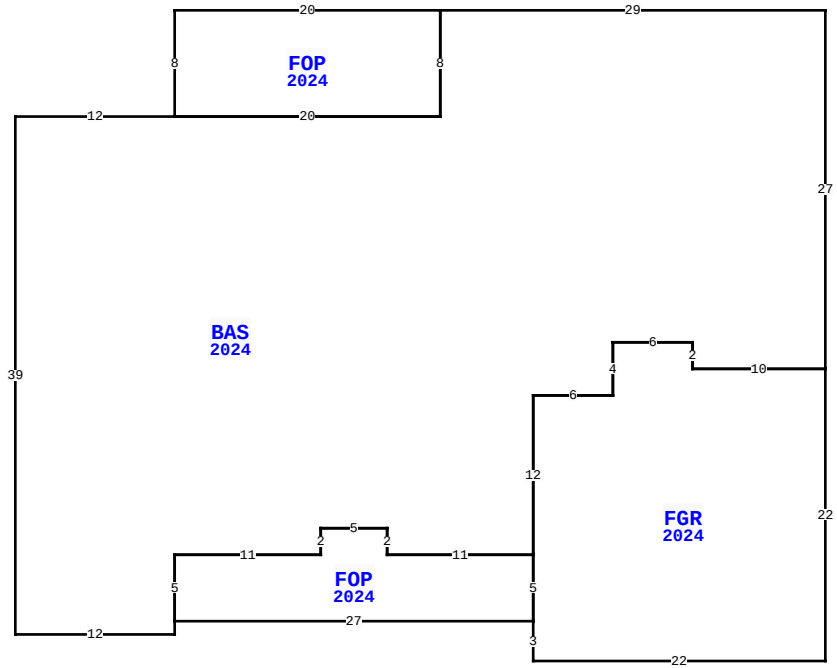
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,999	100	2024	1,999	328,215
FGR	484	55	2024	266	43,674
FOP	145	30	2024	44	7,224
FOP	160	30	2024	48	7,881
TOTALS	2,788			2,357	386,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	119.0112	165.43	389,919	2024	2024	0	0	0	0.75	99.25

1 SNGL FAM 100% - 2025 Heated Area: 1999 HX Base Yr 2025



54323 DEERFIELD COUNTRY CLUB RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		386,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		437,995
SOH/AGL Deduction		846
ASSESSED VALUE		437,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,738
TOTAL JUST VALUE		437,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,656

12/19/23KW: SFR IS UC/ INSIDE APPEARS CLOSE BUT TH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001508	PRIVATE PROVIDER	370,674	02/07/2024
B23-09920	SFR_ HTD 1974	370,674	08/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/21	7/31/2024	WD	Q	I	01	455,000
GRANTOR: GROGAN CHAD						
GRANTEE: HEM RANN						
2547/1161	3/03/2022	WD	U	V	30	45,000
GRANTOR: CALLAHAN COUNTRY RV R						
GRANTEE: GROGAN CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,11] E12 E20 N8 E29 S27 W10 N2 W6 S4 W6 S12 W11 N2 W5 S2 W11 S5 S1 W12 N39 $
FGR=[YR=2024;ORIG=49,32] E6 N4 E6 S2 E10 S22 W22 N3 N5 N12 $
FOP=[YR=2024;ORIG=22,44] E11 N2 E5 S2 E11 S5 W27 N5 $
FOP=[YR=2024;ORIG=42,11] W20 N8 E20 S8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS