LOT 10
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

**BAILEY JORDAN DAVID & KACIE JEAN**
54150 DEERFIELD COUNTRY CLUB R
CALLAHAN, FL 32011

# 2026

**37-1N-25-2375-0010-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

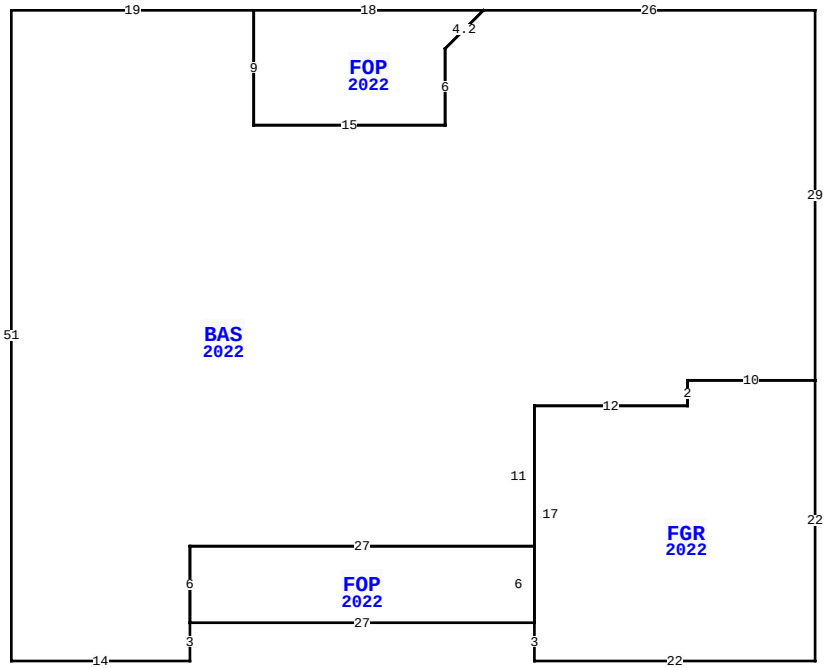
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 80 |
| Exterior Wall | 30 | VINYL 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,371 | 100 | 2022 | 2,371 | 342,310 |
| FGR | 460 | 55 | 2022 | 253 | 36,527 |
| FOP | 140 | 30 | 2022 | 42 | 6,063 |
| FOP | 162 | 30 | 2022 | 49 | 7,075 |
| TOTALS | 3,133 | | | 2,715 | 391,975 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,715 | 105.9840 | 147.32 | 399,974 | 2022 | 2022 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM 100% - 2024 Heated Area: 2371 HX Base Yr 2024




54150 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 391,975 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 442,975 |
| SOH/AGL Deduction | | 11,746 |
| ASSESSED VALUE | | 431,229 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 379,818 |
| TOTAL JUST VALUE | | 442,975 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 430,367 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22007348 | CO ISSUED | 0 | 10/05/2022 |
| 22007348 | NEW CONSTR | 377,326 | 05/11/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2657/1910 | 7/25/2023 | WD | Q | I | 01 | 500,000 |
| GRANTOR: GROGAN CHAD | | | | | | |
| GRANTEE: BAILEY JORDAN DAVID | | | | | | |
| 2523/1517 | 12/21/2021 | WD | U | V | 30 | 135,000 |
| GRANTOR: GREENE KENNETH L SR E | | | | | | |
| GRANTEE: GROGAN CHAD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W26 FOP=[YR=2022] W18 S9 E15 N6 U3 R3 $ L3 D3 S6 W15 N9 W19 S51 E14 N3 FOP=[YR=2022] E27 FGR=[YR=2022] S3 E22 N22 W10 S2 W12 S17$ N6 W27 S6$ N6 E27 N11 E12 N2 E10 N29$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 51,000.00 | 51,000.00 | 51,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS