

LOT 11
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

SMITH BRENT D & SUSAN M
54126 DEERFIELD COUNTRY CLUB R
CALLAHAN, FL 32011

2026

37-1N-25-2375-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
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	2,014	100	2024	2,014	324,296
FGR	462	55	2024	254	40,899
FOP	145	30	2024	44	7,085
FSP	140	40	2024	56	9,017
TOTALS	2,761			2,368	381,297

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,368	116.4240	161.83	383,213	2023	2023	0	0	0	0.50	99.50
1 SNGL FAM			100% - 2024		Heated Area: 2014				HX Base Yr 2024			
The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are: FSP 2024 (top right), BAS 2024 (center right), FGR 2024 (bottom left), and FOP 2024 (bottom center). Dimensions are provided for various segments: 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 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4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 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6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20, 12, 39, 21, 10, 2, 6, 4, 6, 10, 5, 11, 5, 2, 11, 5, 27, 12, 22, 4, 5, 10, 2, 6, 4, 10, 21, 29, 20, 7, 20												

NASSAU COUNTY PROPERTY						PAGE 1 of 1	6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				381,297			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				51,000			
TOTAL MARKET VALUE				432,297			
SOH/AGL Deduction				14,871			
ASSESSED VALUE				417,426			
TOTAL EXEMPTION VALUE		HX HB		51,411			
BASE TAXABLE VALUE				366,015			
TOTAL JUST VALUE				432,297			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				419,296			