BLOCK 1 LOT 8
IN OR 2260/161
GREEN ACRES SUB UNR

KAUFMAN BRITTANEY & MICHAEL
54179 DEERFIELD CTRY CLUB RD
CALLAHAN, FL 32011

2026

37-1N-25-2950-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

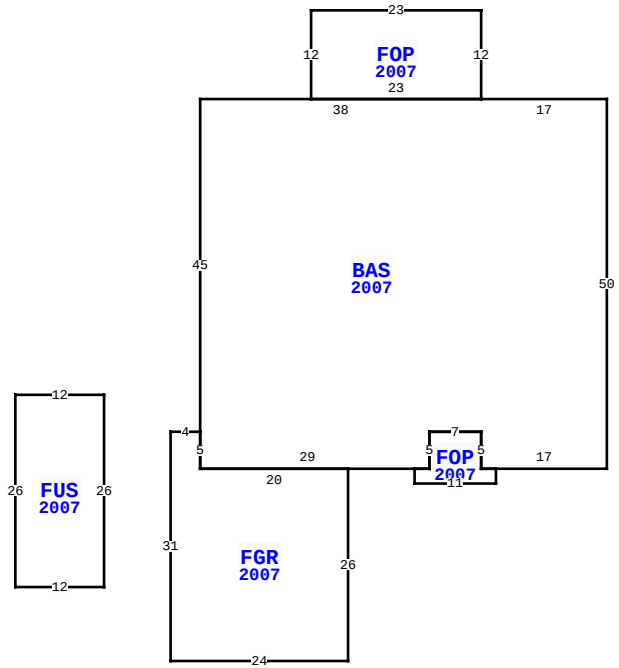
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,715	100	2007	2,715	351,326
FGR	644	55	2007	354	45,808
FOP	57	30	2007	17	2,199
FOP	276	30	2007	83	10,741
FUS	312	100	2007	312	40,373
TOTALS	4,004			3,481	450,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,481	102.3040	142.20	494,998	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2020 Heated Area: 3027 HX Base Yr 2020



54179 DEERFIELD COUNTRY CLUB RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		450,448
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		551,448
SOH/AGL Deduction		217,276
ASSESSED VALUE		334,172
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,761
TOTAL JUST VALUE		551,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004331	SWIM POOL	67,000	03/18/2022
E17784	ELEC OTHER	5,000	08/01/2006
M11831	MECH OTHER	0	07/01/2006
P11310	OTHER	0	07/01/2006
C18081	CO ISSUED	0	06/01/2006
B0618081	NEW CONSTR	265,914	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0161	3/01/2019	WD	Q	I	02	292,500
GRANTOR: DEVLIN KELLY A ET AL						
GRANTEE: KAUFMAN BRITTANEY &						
1548/0328	1/28/2008	WD	Q	I		270,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] N12 W23 S12 E23$ W38 S45
FGR=[YR=2007] W4 S31 E24 N26 W20 N5$ S5 E29 FOP=[YR=2007] S2
E11 N2 W2 N5 W7 S5 W2$ E2 N5 E7 S5 E17 N50$ PTR= W80 S40
FUS=[YR=2007] E12 S26 W12 N26$ N40 E80$.

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
2	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	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