BLOCK 1 LOT 9
IN OR 2109/929
GREEN ACRES SUB UNR

BARRY CHARLES MARK
54161 DEERFIELD CTRY CLUB RD
CALLAHAN, FL 32011

2026

37-1N-25-2950-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

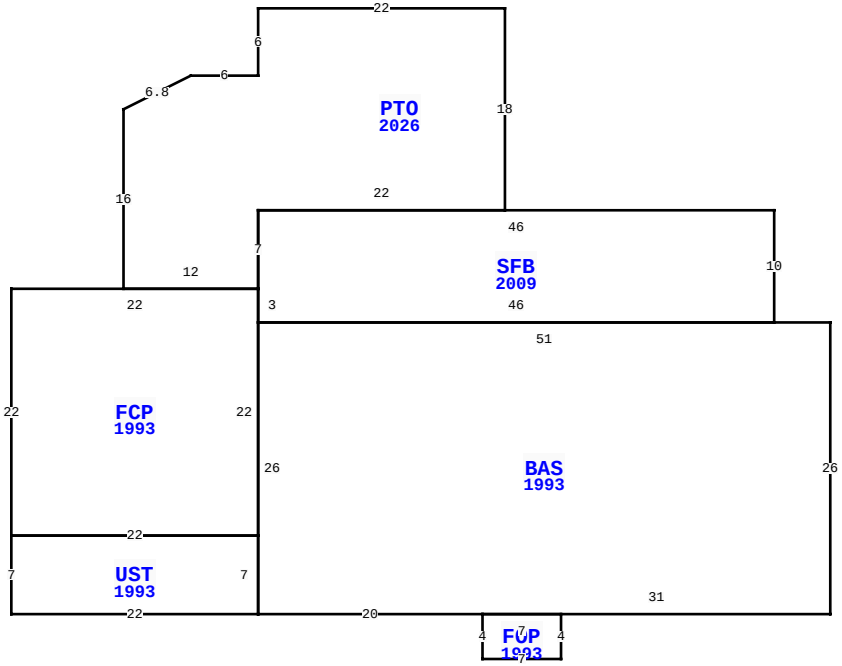
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,326	100	1993	1,326	111,760
FCP	484	25	1993	121	10,199
FOP	28	30	1993	8	674
PTO	615	5	2026	31	2,613
SFB	460	80	2009	368	31,016
UST	154	45	1993	69	5,816
TOTALS	3,067			1,923	162,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,923	111.9552	117.55	226,049	1970	1980	0	0	0	28.30	71.70

1 SINGLE FAM 100% - 2018 Heated Area: 1694 HX Base Yr 2018



54161 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		162,077
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		213,077
SOH/AGL Deduction		96,963
ASSESSED VALUE		116,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,703
TOTAL JUST VALUE		213,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6157	XFOB	8,500	12/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0929	3/16/2017	SW	U	I	12	55,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: BARRY CHARLES MARK						
2084/0961	11/21/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-46,10] S26 E20 E31 N26 W51 $
FCP=[YR=1993;ORIG=-46,7] W22 S22 E22 N22 $
SFB=[YR=2009;ORIG=0,0] W46 S7 S3 E46 N10 $
UST=[YR=1993;ORIG=-68,29] S7 E22 N7 W22 $
FOP=[YR=1993;ORIG=-26,36] S4 E7 N4 W7 $
PTO=[YR=2026;ORIG=-46,7] W12 N16 U3R6 E6 N6 E22 S18 W22 S7 $
.

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	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