LOT 3
IN OR 1239/1170
NASSAU VILLAGE 1 UNR

KOCI ROLAND & JESSICA N/JESSICA N
54109 VONTZ CIR
CALLAHAN, FL 32011-4789

2023

37-1N-25-299A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

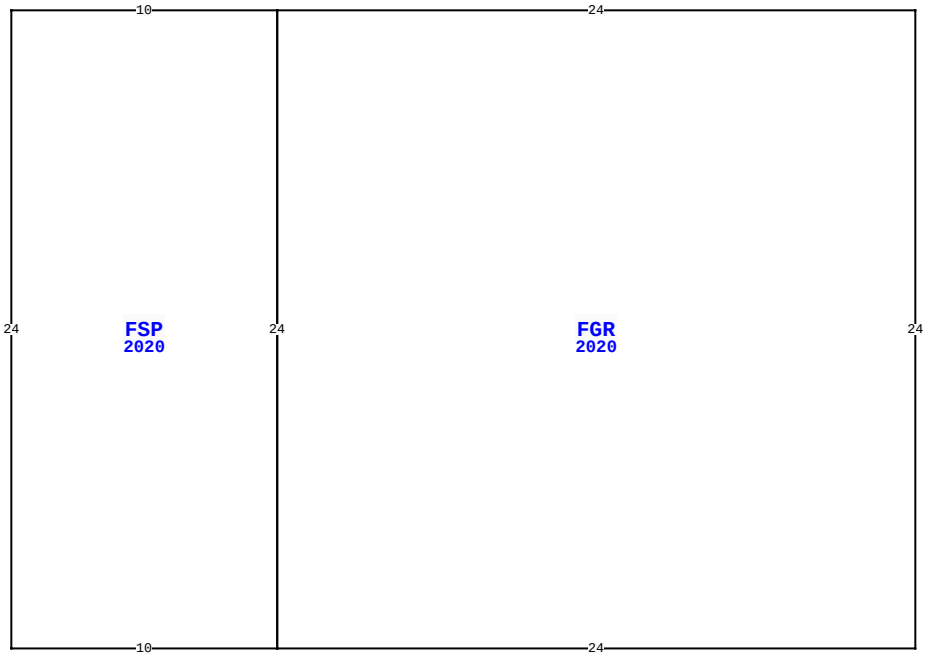
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	576	55	317	8,778
FSP	240	40	96	2,658
TOTALS	816		413	11,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	413	92.0000	32.20	13,299	1974	2010	0	0	0	14.00	86.00

1 GARAGE RES – 100% - 2011 Heated Area: 0 HX Base Yr 2011



54109 VONTZ CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,250
TOTAL MARKET OB/XF VALUE		13,191
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		201,441
SOH/AGL Deduction		71,570
ASSESSED VALUE		129,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,871
TOTAL JUST VALUE		201,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632143	CO ISSUED	0	05/27/2016
B1632143	NEW CONSTR	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/1170	6/21/2004	QC	U	I	01	100
GRANTOR: KIRKLAND VIOLA G						
GRANTEE: KOCI ROLAND & JESSI						
0491/0809	6/01/1986	WD	U	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W24 FSP=[YR=2020] W10 S24E10 N24$ S24 E24 N24$.

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
1	0812	CONCRETE C	0	100	150	10	1,500.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,270	
4	0811	CONCRETE B	0	100	0	0	831.00	SF	5.20	5.20	100	1996	1996	3	73	3,154	
5	0811	CONCRETE B	0	100	0	0	1,011.00	SF	5.20	5.20	100	2020	2020	3	99	5,205	
6	1242	WD DECK A	0	100	0	0	168.00	SF	10.00	10.00	100	2020	2020	3	93	1,562	

LAND DESCRIPTION

TOTAL OB/XF 13,191

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	000102	C	SFR/MH	100		RM	126.00	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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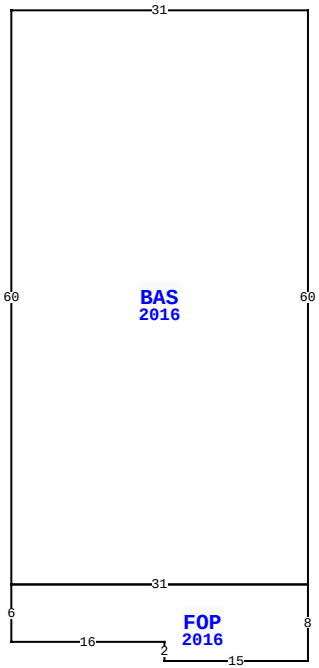
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	127,362
FOP	216	30	65	4,451
TOTALS	2,076		1,925	131,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	1,925	108.0450	70.23	135,193	2016	2016	0	0	0	2.50	97.50

2 MOD FRAME – 100% - 2011 Heated Area: 1860 HX Base Yr 2011



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0491/0809	6/01/1986	WD	U	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W31 S60 FOP=[YR=2016] S6 E16 S2 E15 N8 W31$ E31 N60$.

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

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