LOT 5
IN OR 2378/1738
RP 1775 & 1776

WILLIAMS THOMAS M & LAUREN T
54059 VONTZ CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-299A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

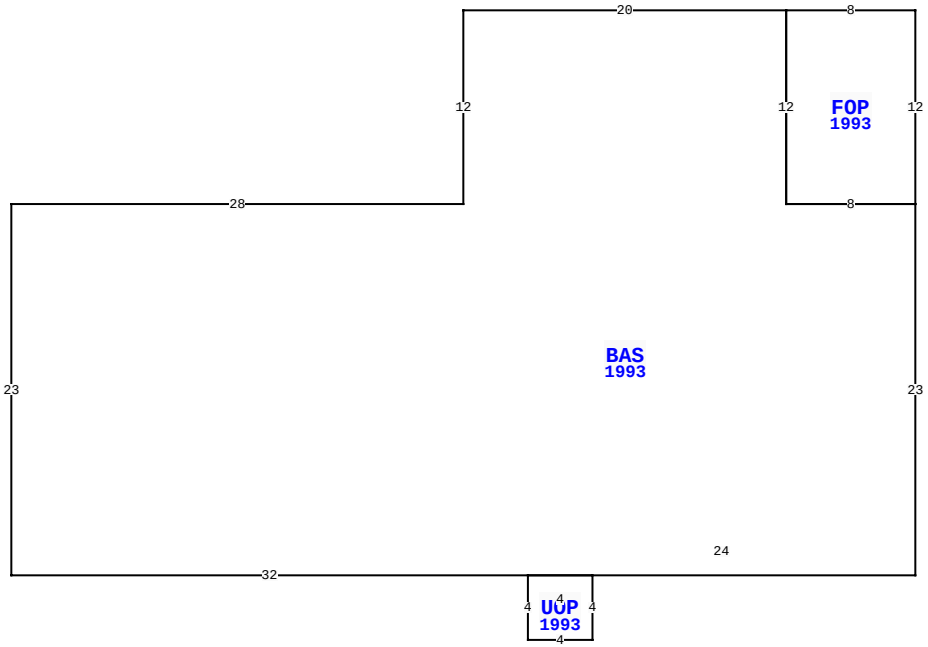
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	29,498
FOP	96	30	29	560
UOP	16	25	4	77
TOTALS	1,640		1,561	30,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,561	99.0000	64.35	100,450	1972	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1528 HX Base Yr



54059 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	30,135
TOTAL MARKET OB/XF VALUE	5,681
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	80,816
SOH/AGL Deduction	10,889
ASSESSED VALUE	69,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,927
TOTAL JUST VALUE	80,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2378/1738	7/21/2020	QC	U	I	11	100
GRANTOR: WILLIAMS DIANE						
GRANTEE: WILLIAMS THOMAS M &						
1979/1436	5/14/2015	QC	U	I	11	100
GRANTOR: MCKAY BARBARA						
GRANTEE: WILLIAMS DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W20 S12 W28 S23 E32
UOP=[YR=1993] S4 E4 N4 W4$ E24 N23 W8 N12$ S12 E8 N12$.

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	0510	GARAGE WD-	0	0	16	30	480.00	SF	23.45	23.45	100	1980	1980	3	20	2,251	
2	0812	CONCRETE C	0	0	0	0	406.00	SF	4.00	4.00	100	1980	1980	3	35	568	
3	0812	CONCRETE C	0	0	0	0	1,680.00	SF	4.00	4.00	100	1980	1980	3	35	2,352	
5	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	1988	1988	3	20	510	

LAND DESCRIPTION

TOTAL OB/XF 5,681

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	0		RM	126.00	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/21/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS