

LOT 26
IN OR 832 PG 1578
NASSAU VILLAGE #1 UNR

JENNINGS DAVID E JR & MELYNDA
54661 VONTZ CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-299A-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 100	0900	01	2,116	98.6860	117.19	247,974	1972	1980	0	0	21.00	79.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1999													Heated Area: 1821													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999													
Interior Wall	03	PLASTER 100																											
Interior Floo	12	HARDWOOD 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																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
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	1,821	100	1,821	168,588																									
FOP	45	30	14	1,296																									
UGR	480	45	216	19,997																									
UOP	324	20	65	6,017																									
TOTALS			2,670	2,116			195,899																						
EXTRA FEATURES			54661 VONTZ CIR, CALLAHAN																										
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100														
2	0811	CONCRETE B	0 100	0	0	1,944.00	SF	5.20	5.20	100	1987	1987	3	54.5	5,509														
3	0801	ASPHALT A	0 100	12	16	192.00	SF	3.00	3.00	100	1995	1995	3	50	288														
4	0810	CONCRETE A	0 100	0	0	625.00	SF	6.50	6.50	100	2020	2020	3	99	4,022														
BLD DATE 03/03/2023 NW LGL DATE																													
XF DATE LAND DATE																													
INC DATE AG DATE																													
LAND DESCRIPTION			TOTAL OB/XF 11,919																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0006	RM	125.00	335.00	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																													

18

18

18

20

20

24

24

24

27

30

22

3

15

3

13

UOP 2020

UGR 1993

BAS 1993

FOP 1993

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

195,899

11,919

45,000

252,818

139,969

112,849

50,000

62,849

252,818

0

175,195

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

0832/1578

5/06/1998

WD Q I

86,000

GRANTOR: JONES KENNETH E

GRANTEE: JENNINGS DAVID JR &

0292/0683

6/01/1979

WD Q I

34,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] W18 S24 W12 S27 E22 E15 S3 E13 N30 W20 N24 \$

UGR=[YR=1993;ORIG=0,0] W20 S24 E20 N24 \$

UOP=[YR=2020;ORIG=-20,0] N18 W18 S18 E18 \$

FOP=[YR=1993;ORIG=-28,51] S3 E15 N3 W15 \$