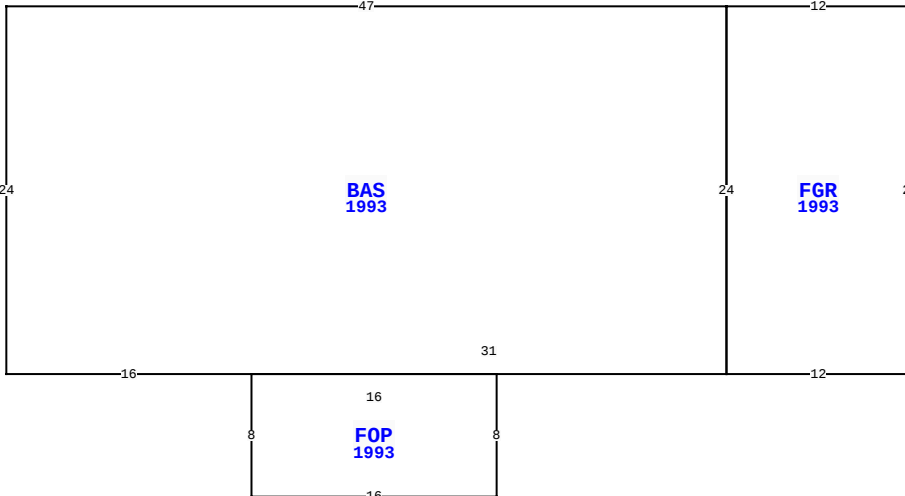


THARP ELIZABETH W
54593 VONTZ CIRCLE
CALLAHAN, FL 32011

37-1N-25-299A-0029-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 1									
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	15	0900	01	1,324	102.7520	122.02	161,554	1980	1985	0	0	0	18.50	81.50	STANDARD														
Roof Structure	03	1 SNGL FAM - 100% - 0													Heated Area: 1128 HX Base Yr														
Roof Cover	05														BAS 1993														
Interior Wall	03														FGR 1993														
Interior Wall	04														FOP 1993														
Interior Floor	14																												
Interior Floor	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame Stories	02																												
Units	1.																												
BUD8 Adjustme	06																												
Occupancy	00																												
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	1,128	100	1,128	112,176																									
FGR	288	55	158	15,712																									
FOP	128	30	38	3,779																									
TOTALS		1,544	1,324	131,667																									
EXTRA FEATURES					54593 VONTZ CIR, CALLAHAN										BLD DATE 03/03/2023 NW LGL DATE														
															LAND DATE														
															AG DATE														
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	0510	GARAGE WD-	0 100	20 24	480.00	SF	35.00	35.00	100	1987	1987	3	20	3,360															
2	0810	CONCRETE A	0 100	16 8	128.00	SF	6.50	6.50	100	1995	1995	3	72	599															
LAND DESCRIPTION TOTAL OB/XF 3,959																													
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					
1	000100	C	SFR	100	0006	RM	125.00	350.00	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																													