

LOT 30
IN OR 2327/738
NASSAU VILLAGE 1 UNR

WRIGHT SPENCER A
54567 VONTZ CIR
CALLAHAN, FL 32011

2023

37-1N-25-299A-0030-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	1	100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units	0	100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	864	100	864	91,935
DCK	16	10	2	213
DCK	20	10	2	213
DCK	60	10	6	639
FOP	24	30	7	745
FUS	240	100	240	25,538
USP	192	30	58	6,172
TOTALS	1,416		1,179	125,453

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,179	124.7620	112.60	132,755	1982	2010	0	0	5.50	94.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1104 HX Base Yr 2020											
54567 VONTZ CIR, CALLAHAN											
BLD DATE		03/13/2008		KWJW		LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE				128,620		
TOTAL MARKET OB/XF VALUE				1,421		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				175,041		
SOH/AGL Deduction				55,572		
ASSESSED VALUE				119,469		
TOTAL EXEMPTION VALUE			HX HB	50,000		
BASE TAXABLE VALUE				69,469		
TOTAL JUST VALUE				175,041		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				153,630		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	7	10	70.00	SF	20.10	20.10	100	1988
3	0810	CONCRETE A	0 100	12	15	180.00	SF	6.50	6.50	100	1988
4	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	125.00	350.00	1.00	LT	1.00

TOTAL OB/XF											
1,421											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	45,000.00	45,000.00	45,000								

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