E1/2 & W1/2 OF LOT 33(S-2 S-3)
IN OR 2115/992
2001 FTWD DW/MH

GARRITY JACALYN L
54493 VONTZ CR
CALLAHAN, FL 32011

2023

37-1N-25-299A-0033-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

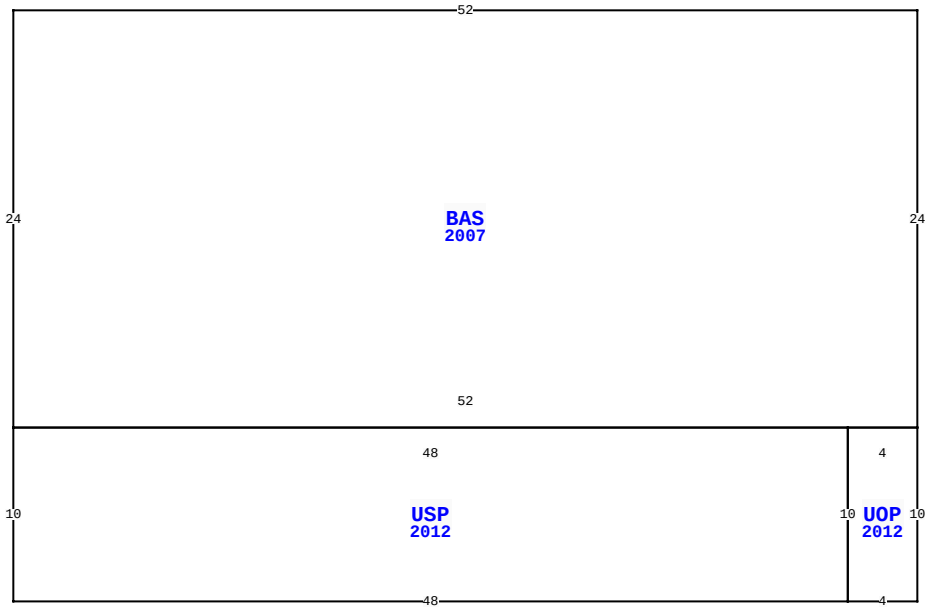
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	51,368
UOP	40	25	10	412
USP	480	50	240	9,879
TOTALS	1,768		1,498	61,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,498	117.6000	82.32	123,315	2001	2001	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2008 Heated Area: 1248 HX Base Yr 2008



54493 VONTZ CIR, CALLAHAN

BLD DATE	10/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,658
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		110,042
SOH/AGL Deduction		52,184
ASSESSED VALUE		57,858
TOTAL EXEMPTION VALUE	HX HB DX	37,858
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		110,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4885	CO ISSUED	0	01/01/2007
MH4885	MH MOVE-ON	0	01/01/2007
M12375	TANKS/BLRS	0	01/01/2007
E18522	ELEC OTHER	0	12/01/2006
P11889	OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0992	4/24/2017	QC	U	I	11	100
GRANTOR: GARRITY CLIFFORD A						
GRANTEE: GARRITY JACALYN L						
1553/0677	2/29/2008	WD	Q	I		90,000
GRANTOR: ROBINSON DELANER G						
GRANTEE: GARRITY CLIFFORD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S24 USP=[YR=2012] S10 E48 UOP=[YR=2012] E4 N10 W4 S10 $ N10 W48$ E52 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
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	20.10	20.10	100	2006	2006	3	31	374	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,384

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	230.00	220.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS