LOT 1
IN OR 1153/1164
NASSAU VILLAGE 2 UNR

SMITH WALTON ROBERT EST
C/O PAULA SMITH, 54668 VONTZ CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-299B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

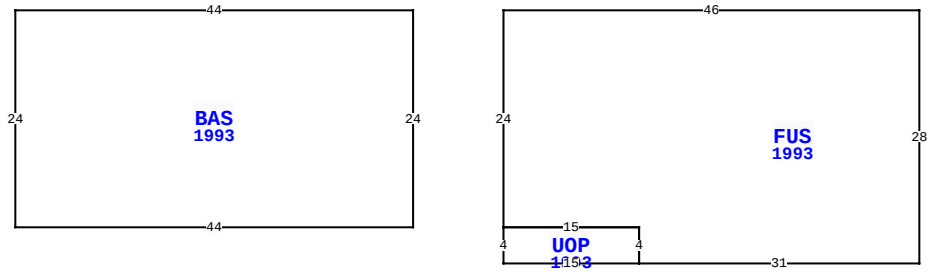
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,056	100	1,056	79,629
FUS	1,228	100	1,228	92,600
UOP	60	20	12	905
TOTALS	2,344		2,296	173,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,296	99.4700	89.77	206,112	1984	1987	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2004 Heated Area: 2284 HX Base Yr 2004



54668 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		173,134
TOTAL MARKET OB/XF VALUE		1,042
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		219,176
SOH/AGL Deduction		96,999
ASSESSED VALUE		122,177
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		67,177
TOTAL JUST VALUE		219,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/1164	7/15/2003	QC	U	I	06	100
GRANTOR: CATRETT HIRIAM B						
GRANTEE: SMITH WALTON ROBERT						
0277/0515	10/01/1978	WD	U	V		3,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24$ PTR= E10 FUS=[YR=1993] E46 S28 W31 UOP=[YR=1993] W15 N4 E15 S4$ N4 W15 N24$ W10$.

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
3	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100	1970	1970	3	22	1,042	

LAND DESCRIPTION

TOTAL OB/XF 1,042

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	000100	C	SFR	100		RM	260.00	182.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/25/2016 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS