

LOT 3
L/E OR 675/1163 & OR 755/1992
R107743 & R107744

HODGE CAROLYN F
54596 VONTZ CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-299B-0003-0000



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	PAGE 1 of 1																							
Exterior Wall	20	FACE BRICK 70	0820	02	1,738	120.1000	78.06	135,668	1983	1983	0	0	70.00	30.00	VALUATION SUMMARY																							
Exterior Wall	21	STONE 30	1 M/H 93- - 100% - 0												Heated Area: 1368												HX Base Yr											
Roof Structure	03	GABLE/HIP 100																																				
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	04	PLYWOOD 100																																				
Interior Floor	14	CARPET 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																																				
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	1,368	100	1,368	32,036																																		
FGR	528	55	290	6,791																																		
FOP	140	30	42	984																																		
UOP	152	25	38	890																																		
TOTALS			2,188	1,738	40,700																																	
EXTRA FEATURES			54596 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	1243	WD DECK F	0 100	0	0	317.00	SF	8.00	8.00	100	1985	1985	3	20	507																							
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1987	1987	3	54.5	244																							
3	0511	GARAGE CB-	0 100	30	30	900.00	SF	24.00	24.00	100	1982	1982	3	41	8,856																							
4	0811	CONCRETE B	0 100	0	0	1,066.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,744																							
5	0680	POLE SHED	0 100	15	18	270.00	SF	10.00	10.00	100	1987	1987	3	20	540																							
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	700.00	700.00	100	1983	1983	3	56	392																							
7	0511	GARAGE CB-	0 100	8	10	80.00	SF	8.00	8.00	100	1982	1982	3	41	262																							
8	0845	KOOL DECK	0 100	0	0	490.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,936																							
9	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650																							
10	0811	CONCRETE B	0 100	76	17	1,292.00	SF	5.20	5.20	100	1983	1983	3	44	2,956																							
LAND DESCRIPTION			TOTAL OB/XF 26,087																																			
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	000102	C	SFR/MH	100		RM	183.00	264.00	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																																						