TRACT 3
IN OR 1930/953
NASSAU VILLAGE 6 UNR

KIDD GENEVA
54382 VONTZ CIRCLE
CALLAHAN, FL 32011

2023

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

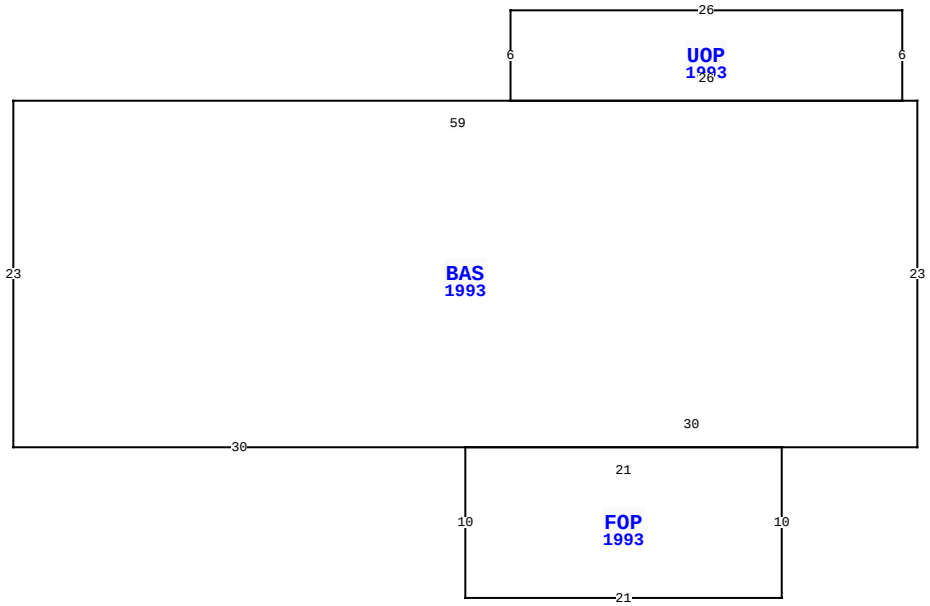
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	26,426
FOP	210	30	63	1,206
UOP	156	25	39	747
TOTALS	1,746		1,482	28,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,482	98.2000	63.83	94,596	1974	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1380 HX Base Yr



54382 VONTZ CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		28,379
TOTAL MARKET OB/XF VALUE		3,244
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		67,623
SOH/AGL Deduction		40,888
ASSESSED VALUE		26,735
TOTAL EXEMPTION VALUE	HX HB WX	26,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		67,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3400	H/AC	3,000	05/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/0953	7/24/2014	QC	U	I	11	100
GRANTOR: KIDD DONALD F & GENEV						
GRANTEE: KIDD MARK HINSON &						
0177/0509	1/01/1974	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1UOP=[YR=1993] N6 W26 S6 E26$ W59 S23 E30
FOP=[YR=1993] S10 E21 N10 W21$ E30 N23$.

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
1	0940	SHEDS/PORT	0	100	19	8	152.00	SF	30.00	30.00	100	1986	1986	3	20	912	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1986	1986	3	20	480	
7	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	1995	1995	3	20	684	
8	0803	ASPHALT C	0	100	146	8	1,168.00	SF	2.00	2.00	100	1996	1996	3	50	1,168	

LAND DESCRIPTION

TOTAL OB/XF 3,244

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS