

TRACT 10
R497562 & R497563
IN OR 633 PG 1203

BOWEN TAMMY
54188 VONTZ CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-299G-0010-0000



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	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100	0820	02	1,843	117.7000	76.50	140,990	1983	1983	0	0	70.00	30.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1236									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	04	PLYWOOD 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	07	CORK/VTILE 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																							
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	1,236	100	1,236	28,366																					
FSP	172	60	103	2,364																					
UGR	720	45	324	7,436																					
USP	360	50	180	4,131																					
TOTALS			2,488	1,843	42,297																				
EXTRA FEATURES					54188 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	0940	SHEDS/PORT	0 100	10 12	120.00	SF	20.10	20.10	100	1983	1983	3	20	482											
2	0812	CONCRETE C	0 100	0 0	1,276.00	SF	4.00	4.00	100	1988	1988	3	57	2,909											
TOTAL OB/XF 3,391																									
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	0.00	0.00	1.00	LT		1.00	1.00	1.25	45,000.00	56,250.00	56,250								
REVIEW DATE 07/18/2017 BY KBX Total Acres: 0.00 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/02/2023 BY SYS																									

USP 2011

BAS 1993

FSP 2011

UGR 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0633/1203	8/16/1991	WD	U	I	01	100

GRANTOR: LIGHTSEY HAZEL

GRANTEE: BOWEN TAMMY

0606/0138	8/30/1990	PR	U	I	10	100
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GRANTOR: LIGHTSEY ERNEST

GRANTEE: LIGHTSEY HAZEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=2011] N12 W30 S12 E30\$ W33 S24

UGR=[YR=1993] S30 E24 N30 W24\$ E36 FSP=[YR=2011] S10 E16 N10

W11 N3 W4 S3 W1\$ E1 N3 E4 S3 E11 N24\$.