LOT 2
IN OR 2560/718
NASSAU VILLAGE 1 UNR

MARQUEZ PANFILO
54131 VONTZ CIR
CALLAHAN, FL 32011

2024

37-1N-25-299A-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

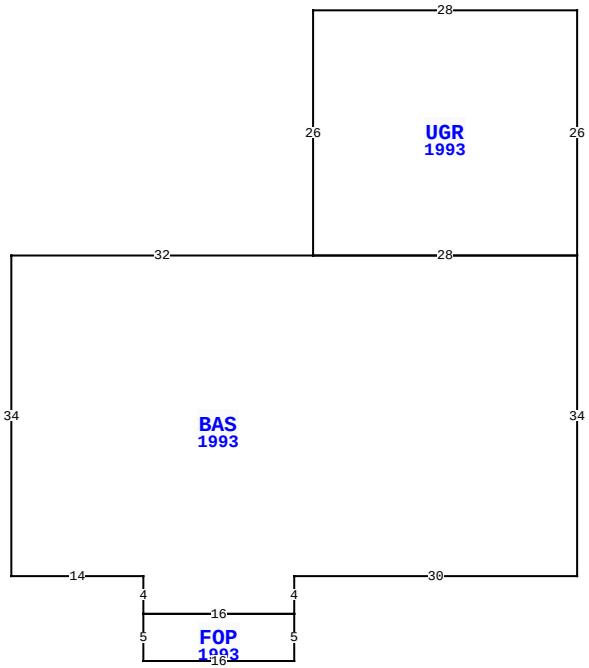
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	2,104	100	2,104	223,552
FOP	80	30	24	2,550
UGR	728	45	328	34,850
TOTALS	2,912		2,456	260,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,456	102.7200	128.40	315,350	1980	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2023 Heated Area: 2104 HX Base Yr 2023



54131 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		260,952
TOTAL MARKET OB/XF VALUE		5,148
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		311,100
SOH/AGL Deduction		1,558
ASSESSED VALUE		309,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,542
TOTAL JUST VALUE		311,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001506	REPAIR/RRF	1,906	02/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0718	4/18/2022	WD	Q	I	01	325,000
GRANTOR: WHERLEY STEPHEN & STE						
GRANTEE: MARQUEZ PANFILO						
2501/1345	9/30/2021	WD	Q	I	01	300,000
GRANTOR: MAGUIRE SCOTT A & M J						
GRANTEE: WHERLEY STEPHEN & S						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 S26 BAS=[YR=1993] W32 S34 E14
S4FOP=[YR=1993] S5 E16 N5 W16$ E16 N4 E30 N34 W28$ E28 N26$.

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	0812	CONCRETE C	0	100	0	0	2,258.00	SF	4.00	4.00	100	1989	1989	3	57	5,148	

LAND DESCRIPTION

TOTAL OB/XF 5,148

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	126.00	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/20/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS