

LOT 29
IN OR 304 PG 291
NASSAU VILLAGE #1 UNR

THARP ELIZABETH W
54593 VONTZ CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-299A-0029-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 90		
Interior Wall	04	PLYWOOD 10		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 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		
Occupancy	00	NONE 100		
Quality		02	Quality Level 02	
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	1,128	100	1,128	117,353
FGR	288	55	158	16,438
FOP	128	30	38	3,954
TOTALS	1,544		1,324	137,745

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,324	102.7520	128.44	170,055	1980	1985	0	0	0 19.00	81.00
1 SNGL FAM - 100% - 0											
Heated Area: 1128 HX Base Yr											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6			Tax Dist:		
BUILDING MARKET VALUE			137,745		
TOTAL MARKET OB/XF VALUE			3,942		
TOTAL LAND VALUE - MARKET			45,000		
TOTAL MARKET VALUE			186,687		
SOH/AGL Deduction			100,240		
ASSESSED VALUE			86,447		
TOTAL EXEMPTION VALUE			HX HB WX	55,000	
BASE TAXABLE VALUE			31,447		
TOTAL JUST VALUE			186,687		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			180,626		

EXTRA FEATURES							54593 VONTZ CIR, CALLAHAN				INC DATE				AG DATE			
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	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1987	1987	3	20	3,360		
2	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	1995	1995	3	70	582		