LOT 36
IN OR 819 PG 1979
NASSAU VILLAGE # 1 UNR

SCOTT JEANNE HENDERSON
P O BOX 1199
HILLIARD, FL 32046

2024

37-1N-25-299A-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

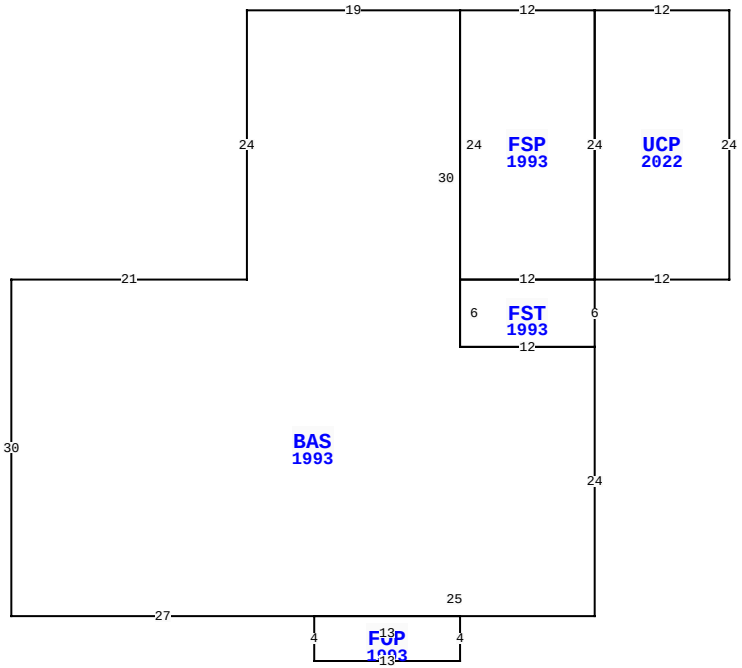
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,944	100	1,944	152,453
FOP	52	30	16	1,255
FSP	288	40	115	9,018
FST	72	55	40	3,137
UCP	288	20	58	4,549
TOTALS	2,644		2,173	170,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	98.2695	93.36	202,871	1973	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1944 HX Base Yr



54094 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	170,412
TOTAL MARKET OB/XF VALUE	3,124
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	218,536
SOH/AGL Deduction	33,340
ASSESSED VALUE	185,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,196
TOTAL JUST VALUE	218,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0819/1979	1/20/1998	QC	U	I	01	100
GRANTOR: THORNTON ALBERTA JEAN						
GRANTEE: SCOTT JEANNE HENDER						
0192/0444	1/01/1975	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 FSP=[YR=1993] W12 BAS=[YR=1993] W19 S24 W21 S30 E27 FOP=[YR=1993] S4 E13 N4 W13$ E25 N24 FST=[YR=1993] N6 W12 S6 E12$ W12 N30 $ S24 E12 N24$ S24 E12 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	0	12	44	528.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,496	

LAND DESCRIPTION

TOTAL OB/XF 3,124

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	0		RM	128.00	349.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS