

LOT 38
IN OR 2587/1526
NASSAU VILLAGE 1 UNR

BLACKSTONE JESSE THOMAS/HANCOCK HALEY J
54040 VONTZ CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-299A-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	936	100	936	93,546
UOP	160	20	32	3,198

TOTALS	1,096		968	96,743
--------	-------	--	-----	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	30	25	750.00	SF	35.00	35.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RM	152.00	243.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	968	122.6880	116.55	112,820	1989	1994	0	0	0 14.25	85.75
1 SINGLE FAM - 100% - 2023 Heated Area: 936 HX Base Yr 2023											
36 26 23 20 3 36 20 20 BAS 1993 UOP 1993											

54040 VONTZ CIR, CALLAHAN											
BLD DATE 12/21/2006			KW			LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

TOTAL OB/XF											
14,700											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		96,743	
TOTAL MARKET OB/XF VALUE		14,700	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		156,443	
SOH/AGL Deduction		0	
ASSESSED VALUE		156,443	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		106,443	
TOTAL JUST VALUE		156,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922423	GARAGE	0	03/24/2009
5757	NEW CONSTR	25,880	05/23/1989
4923	NEW CONSTR	23,680	05/25/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/1526	8/26/2022	WD	Q	I	02
GRANTOR: MURPHY RONALD J A/K/A					
GRANTEE: BLACKSTONE JESSE TH					
1423/1614	6/28/2006	WD	Q	I	
GRANTOR: COLE JANICE M &					
GRANTEE: MURPHY RONALD J					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W36 S26 E36 N3 UOP=[YR=1993] E8 N20 W8 S20\$ N23\$.											