

LOT 8 & 9
OR 2684/318
NASSAU VILLAGE 2 UNR

ROSS GEORGE W & MAMIE JURELLE JOINT REVOCABLE TRUS
54458 VONTZ PLACE
CALLAHAN, FL 32011

2024

37-1N-25-299B-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

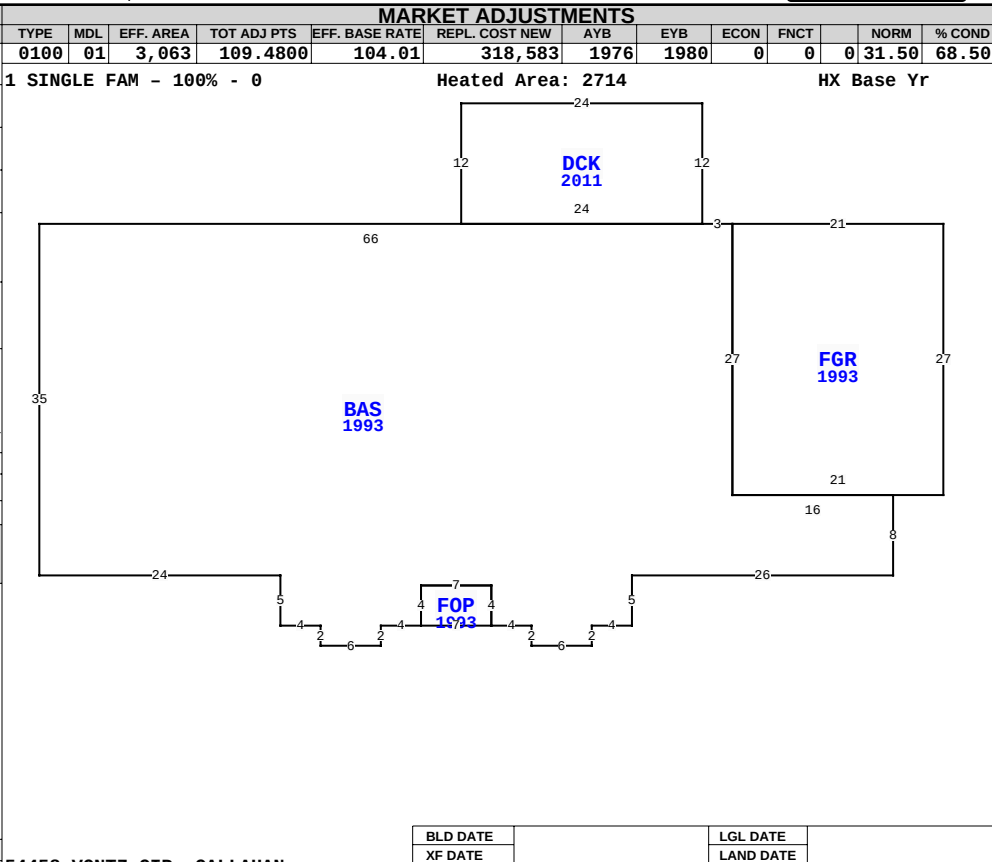
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,714	100	2,714	193,364
DCK	288	10	29	2,066
FGR	567	55	312	22,229
FOP	28	30	8	570

TOTALS	3,597		3,063	218,229
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	20	28	560.00	SF	40.00	40.00	100	1974
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
3	0681	POLE SHED	0 100	11	20	220.00	SF	15.00	15.00	100	1976
4	0351	CARPORT MT	0 100	18	40	720.00	SF	10.00	10.00	100	1980
5	2701	QUONSET GD	0 100	25	29	725.00	SF	15.00	15.00	100	1997
6	0810	CONCRETE A	0 100	12	25	300.00	SF	6.50	6.50	100	1997

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	116.00	365.00	1.00	LT	
2	000100	C	SFR	100		RM	0.00	0.00	1.00	LT	



54458 VONTZ CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		218, 229	
TOTAL MARKET OB/XF VALUE		15, 102	
TOTAL LAND VALUE - MARKET		81, 000	
TOTAL MARKET VALUE		314, 331	
SOH/AGL Deduction		127, 259	
ASSESSED VALUE		187, 072	
TOTAL EXEMPTION VALUE		HX HB WR	55, 000
BASE TAXABLE VALUE		132, 072	
TOTAL JUST VALUE		314, 331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305, 502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974286	XFOB	12,750	09/01/1997
Z97	OTHER	0	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/318	12/11/2023	WD	U	I	11	100
GRANTOR: ROSS GEORGE W						
GRANTEE: ROSS GEORGE W & MAM						
0139/0056		AC	Q	V		9,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W21 BAS=[YR=1993] W3 DCK=[YR=2011] N12 W24 S12 E24\$ W66 S35 E24 S5 E4 S2 E6 N2 E4 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E7 S4 E4 S2 E6 N2 E4 N5 E26 N8 W16 N27\$ S27 E21 N27\$.											