TRACTS 6 & 7
IN OR 2047/1349
NASSAU VILLAGE 6 UNR

POURCIAU LAWRENCE JOSEPH JR
54270 VONTZ CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-299G-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

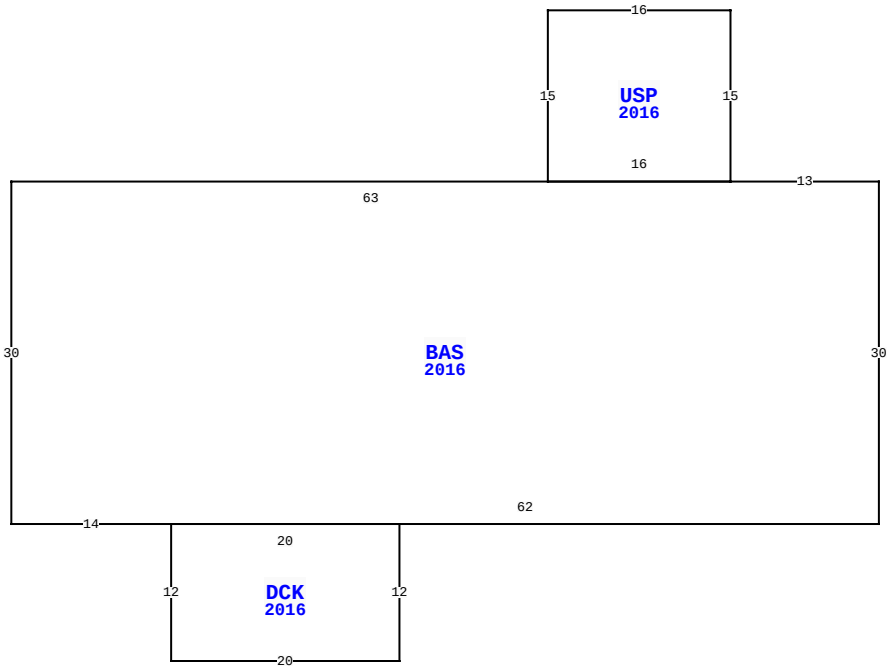
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	131,821
DCK	240	15	36	2,081
USP	240	50	120	6,938
TOTALS	2,760		2,436	140,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,436	128.4800	96.36	234,733	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



54270 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		140,840
TOTAL MARKET OB/XF VALUE		5,282
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		218,122
SOH/AGL Deduction		88,945
ASSESSED VALUE		129,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,177
TOTAL JUST VALUE		218,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11348	TANKS/BLRS	0	04/01/2006
P10961	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2047/1349	5/11/2016	QC	U	I	11	100
GRANTOR: RAY RICHARD & DARA						
GRANTEE: POURCIAU LAWRENCE J						
1102/0220	12/19/2002	WD	Q	I		58,000
GRANTOR: BUTLER GRAYMOND E						
GRANTEE: RAY RICHARD & DARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 USP=[YR=2016] N15 W16 S15 E16$ W63 S30 E14
DCK=[YR=2016] S12 E20 N12 W20$ E62 N30$.

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	92	18	1,656.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,153	
2	0510	GARAGE WD-	0	100	21	19	399.00	SF	26.95	26.95	100	1990	1990	3	20	2,151	
3	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	2006	2006	3	87	978	

LAND DESCRIPTION

TOTAL OB/XF 5,282

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	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	72,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS