TRACT 10
R497562 & R497563
IN OR 633 PG 1203

BOWEN TAMMY
54188 VONTZ CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-299G-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 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
Quality	03	Quality Level 03

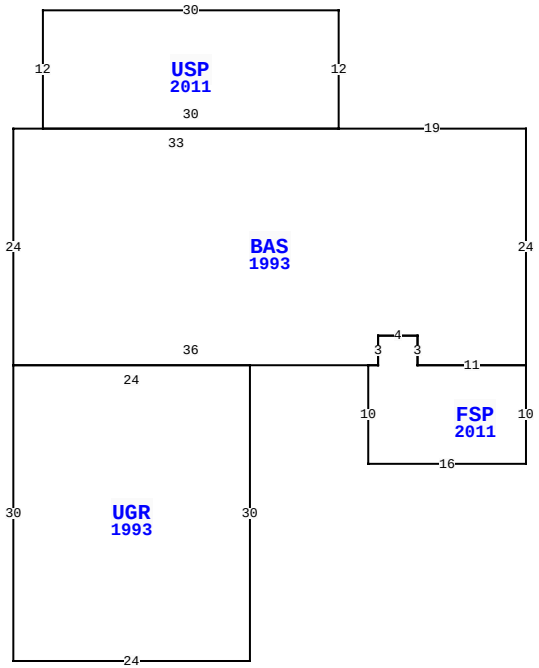
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	30,550
FSP	172	60	103	2,546
UGR	720	45	324	8,008
USP	360	50	180	4,449
TOTALS	2,488		1,843	45,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,843	117.7000	82.39	151,845	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1236 HX Base Yr



54188 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		45,554
TOTAL MARKET OB/XF VALUE		3,264
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		105,068
SOH/AGL Deduction		64,131
ASSESSED VALUE		40,937
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,937
TOTAL JUST VALUE		105,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4695	GARAGE	13,100	02/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0633/1203	8/16/1991	WD	U	I	01	100
GRANTOR: LIGHTSEY HAZEL						
GRANTEE: BOWEN TAMMY						
0606/0138	8/30/1990	PR	U	I	10	100
GRANTOR: LIGHTSEY ERNEST						
GRANTEE: LIGHTSEY HAZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=2011] N12 W30 S12 E30$ W33 S24 UGR=[YR=1993] S30 E24 N30 W24$ E36 FSP=[YR=2011] S10 E16 N10 W11 N3 W4 S3 W1$ E1 N3 E4 S3 E11 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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1983	1983	3	20	482	
2	0812	CONCRETE C	0	100	0	0	1,276.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,782	

LAND DESCRIPTION

TOTAL OB/XF 3,264

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	1.00	LT		1.00	1.00	1.25	45,000.00	56,250.00	56,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/06/2024 BY SYS