TRACT 11
IN OR 2188/495
R672719 & R672720

HIBBARD GRANT M
54170 VONTZ CIR
CALLAHAN, FL 32011

2024

37-1N-25-299G-0011-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	06	Quality Level 06

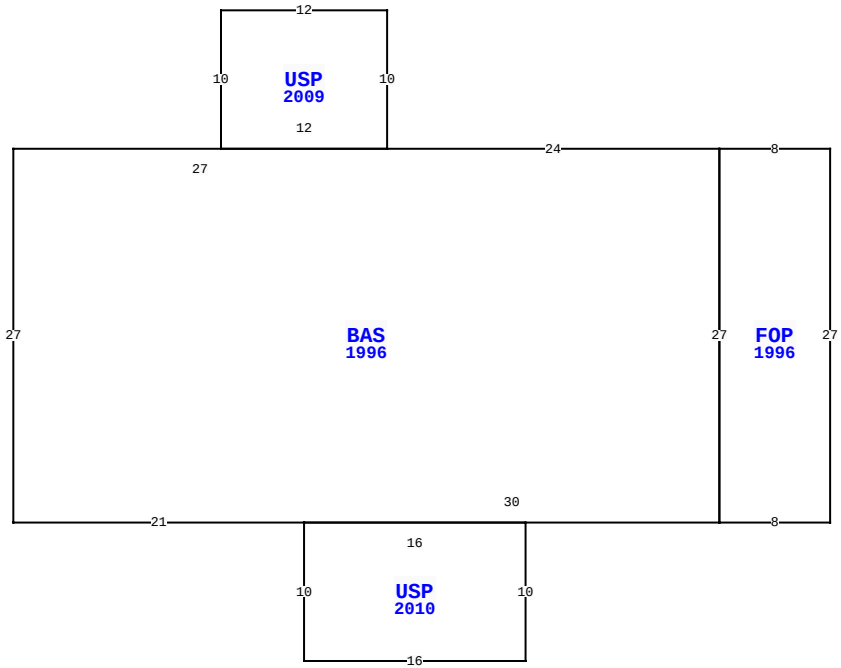
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	96,262
FOP	216	30	65	4,544
USP	120	50	60	4,194
USP	160	50	80	5,593
TOTALS	1,873		1,582	110,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,582	151.3200	105.92	167,565	1993	2010	0	0	0	34.00	66.00

1 M/H 93- – 100% - 2020 Heated Area: 1377 HX Base Yr 2020



54170 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		110,593
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		157,483
SOH/AGL Deduction		52,804
ASSESSED VALUE		104,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,679
TOTAL JUST VALUE		157,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/0495	4/04/2018	WD	Q	I	01	131,500
GRANTOR: COLE TAMMY S						
GRANTEE: HIBBARD GRANT M						
1833/0659	1/03/2013	QC	U	I	11	100
GRANTOR: COLE JAMES D						
GRANTEE: COLE TAMMY S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W8 BAS=[YR=1996] W24 USP=[YR=2009] N10 W12 S10 E12$ W27 S27 E21 USP=[YR=2010] S10 E16 N10 W16$ E30 N27$ S27 E8 N27$.

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	30.00	30.00	100	1988	1988	3	20	720	
2	0820	WOOD WALK	0	100	0	0	249.00	SF	11.75	11.75	100	1998	1998	3	40	1,170	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS