PT OF LOT 1
IN OR 1923/1257
2014 LIVE OAK DW/MH

COLEMAN ROBERT RICHARD
54245 VONTZ CIR
CALLAHAN, FL 32011

2025

37-1N-25-299A-0001-0010

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

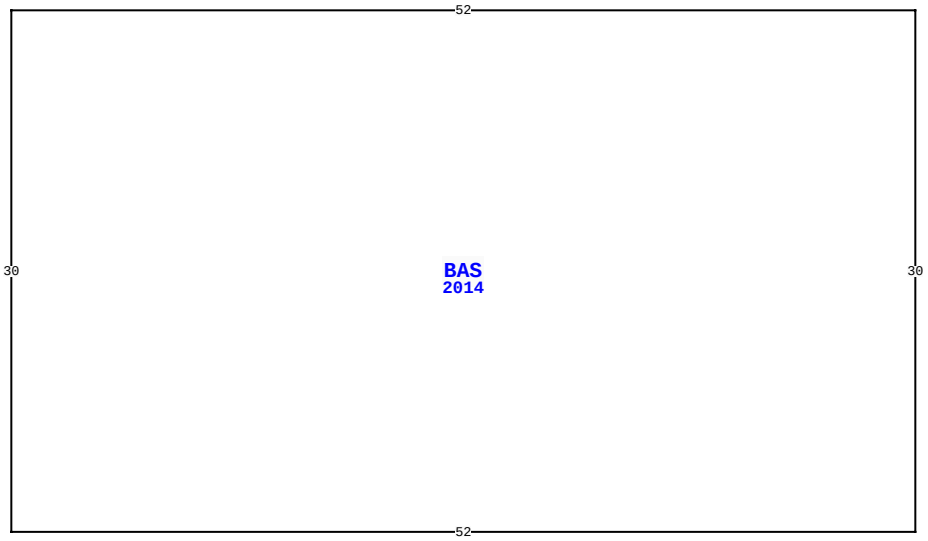
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2014	1,560	111,129
TOTALS	1,560			1,560	111,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.4000	98.94	154,346	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2017 Heated Area: 1560 HX Base Yr 2017



54245 VONTZ CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,129
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		148,629
SOH/AGL Deduction		58,754
ASSESSED VALUE		89,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,153
TOTAL JUST VALUE		148,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145573	CO ISSUED	0	08/15/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1923/1257	6/16/2014	QC	U	V	11	100

GRANTOR: COLEMAN JEANNIE L
GRANTEE: COLEMAN ROBERT RICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W52 S30 E52 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	37,500							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 07/30/2025 BY SYS