LOT 26
IN OR 832 PG 1578
NASSAU VILLAGE #1 UNR

JENNINGS DAVID E JR & MELYNDA
54661 VONTZ CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-299A-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

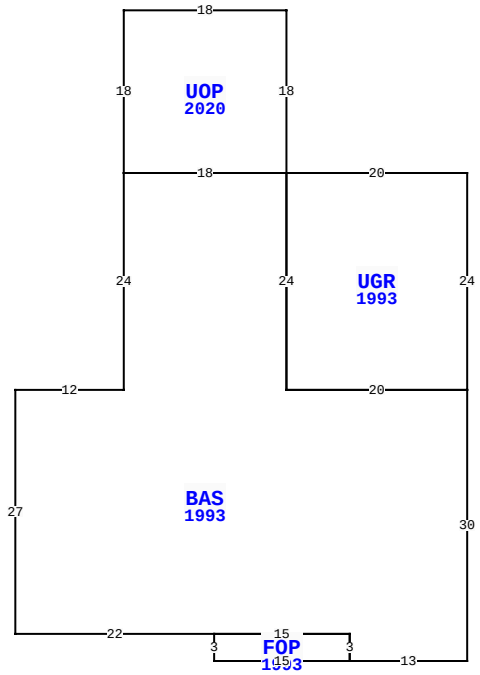
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1993	1,821	185,033
FOP	45	30	1993	14	1,423
UGR	480	45	1993	216	21,948
UOP	324	20	2020	65	6,605
TOTALS	2,670			2,116	215,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	98.6860	130.27	275,651	1972	1980	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 1999 Heated Area: 1821 HX Base Yr 1999



54661 VONTZ CIR, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,008
TOTAL MARKET OB/XF VALUE		11,233
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,241
SOH/AGL Deduction		156,636
ASSESSED VALUE		119,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,883
TOTAL JUST VALUE		276,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0832/1578	5/06/1998	WD	Q	I		86,000
GRANTOR: JONES KENNETH E						
GRANTEE: JENNINGS DAVID JR &						
0292/0683	6/01/1979	WD	Q	I		34,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] W18 S24 W12 S27 E22 E15 S3 E13 N30 W20 N24 $
UGR=[YR=1993;ORIG=0,0] W20 S24 E20 N24 $
UOP=[YR=2020;ORIG=-20,0] N18 W18 S18 E18 $
FOP=[YR=1993;ORIG=-28,51] S3 E15 N3 W15 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0811	CONCRETE B	0	100	0	0	1,944.00	SF	5.20	5.20	100	1987	1987	3	49.5	5,004	
3	0801	ASPHALT A	0	100	12	16	192.00	SF	3.00	3.00	100	1995	1995	3	50	288	
4	0810	CONCRETE A	0	100	0	0	625.00	SF	6.50	6.50	100	2020	2020	3	98	3,981	

LAND DESCRIPTION

TOTAL OB/XF 11,233

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	0006	RM	125.00	335.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS