LOT 27
IN OR 2689/1410
NASSAU VILLAGE 1 UNR

HANSON MARSHALL
54637 VONTZ CIR
CALLAHAN, FL 32011

2025

37-1N-25-299A-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	05	Quality Level 05

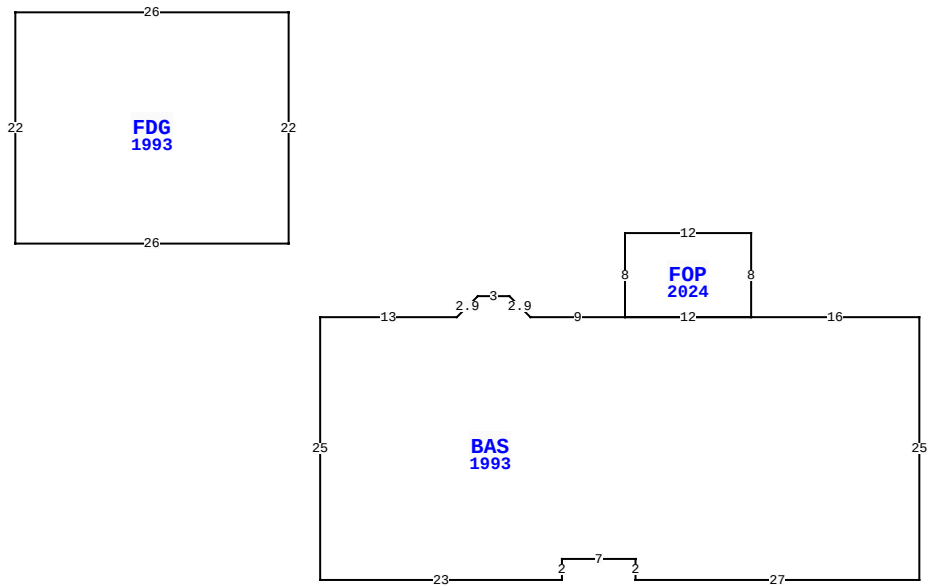
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	170,174
FDG	572	60	1993	343	41,076
FOP	96	30	2024	29	3,473
TOTALS	2,089			1,793	214,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,793	125.4000	125.40	224,842	1977	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1421 HX Base Yr 2025



54637 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		214,724
TOTAL MARKET OB/XF VALUE		1,093
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		265,817
SOH/AGL Deduction		0
ASSESSED VALUE		265,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,095
TOTAL JUST VALUE		265,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,189

EYB ADJSTD SFR FULLY REMODELED: KW 12/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301369	REMODEL- SIDING	4,500	01/31/2023
R2301364	REPAIR/RRF	5,800	01/31/2023
5687	GARAGE	10,158	04/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1410	1/12/2024	WD	Q	I	01	295,000
GRANTOR: CHANCEY INVESTMENTS L						
GRANTEE: HANSON MARSHALL						
2590/1154	9/07/2022	QC	U	I	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: HICKS CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 W12 W9 U2L2 W3 D2L2 W13 S25 E23 N2 E7 S2 E27 N25 $
FDG=[YR=1993;ORIG=-86,-29] E26 S22 W26 N22 $
FOP=[YR=2024;ORIG=-28,-8] E12 S8 W12 N8 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0811	CONCRETE B	0	100	0	0	1,557.00	SF	2.60	2.60	100	1977	1977	3	27	1,093	

LAND DESCRIPTION

TOTAL OB/XF 1,093

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	0005	RM	125.00	350.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/21/2023 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS