LOT 28
IN OR 2607/1538
NASSAU VILLAGE 1 UNR

SMITH BRYAN D
54613 VONTZ CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-299A-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

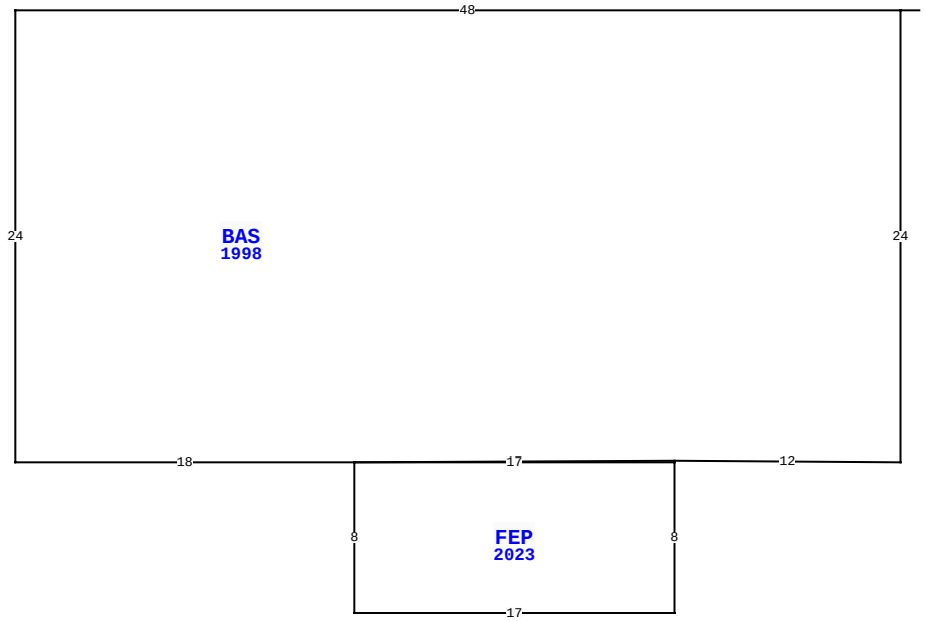
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1998	1,127	101,591
FEP	136	85	2023	116	10,457
TOTALS	1,263			1,243	112,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,243	150.2400	120.19	149,396	1989	2015	0	0	0	25.00	75.00

1 M/H 93- – 0% - 2023 Heated Area: 1243 HX Base Yr



54613 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	126,726
TOTAL MARKET OB/XF VALUE	4,436
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	181,162
SOH/AGL Deduction	3,262
ASSESSED VALUE	177,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,900
TOTAL JUST VALUE	181,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2211419	CHNGE SRVC	1,500	12/01/2022
5779	XFOB	1,156	06/01/1989
7805	MH MOVE-ON	25,000	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1538	12/12/2022	WD	Q	I	01	230,000
GRANTOR: J AND C JAX PROPERTIE						
GRANTEE: SMITH BRYAN D						
2558/1014	4/26/2022	WD	Q	I	01	95,000
GRANTOR: CLEMONS KIMBERLY						
GRANTEE: J AND C JAX PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W48 S24 E18 U0.1R17 D0.1R12 N24 $
FEP=[YR=2023;ORIG=-30,24] E17 S8 W17 N8 $
.

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	0812	CONCRETE C	0	0	0	0	2,035.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,436	

LAND DESCRIPTION

TOTAL OB/XF 4,436

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	0	0006	RM	125.00	350.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

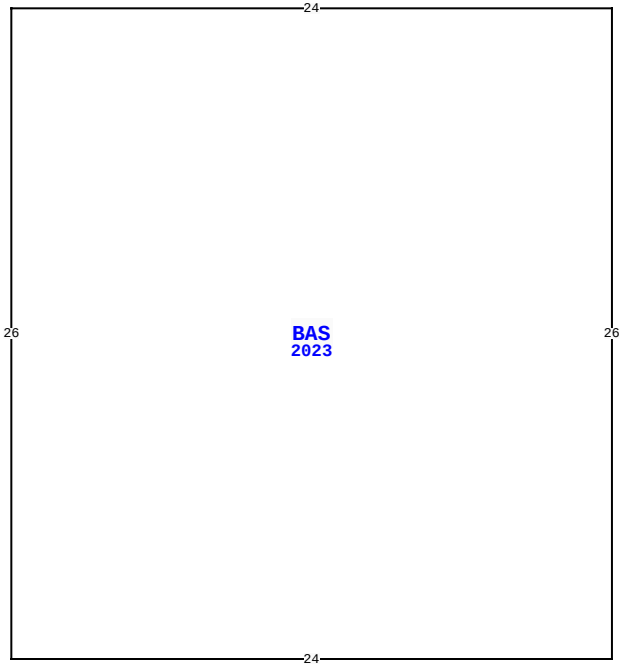
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2023	624	14,679
TOTALS	624			624	14,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	85.9100	31.79	19,837	1989	2006	0	0	0	26.00	74.00

2 GARAGE RES – 0% - 2023 Heated Area: 624 HX Base Yr



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TOTAL JUST VALUE	181,162
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,482

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GRANTOR: J AND C JAX PROPERTIE						
GRANTEE: SMITH BRYAN D						
2558/1014	4/26/2022	WD	Q	I	01	95,000
GRANTOR: CLEMONS KIMBERLY						
GRANTEE: J AND C JAX PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E24 S26 W24 N26 $
.

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

REVIEW DATE 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS