LOT 29
IN OR 304 PG 291
NASSAU VILLAGE #1 UNR

THARP ELIZABETH W
54593 VONTZ CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-299A-0029-0000

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	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

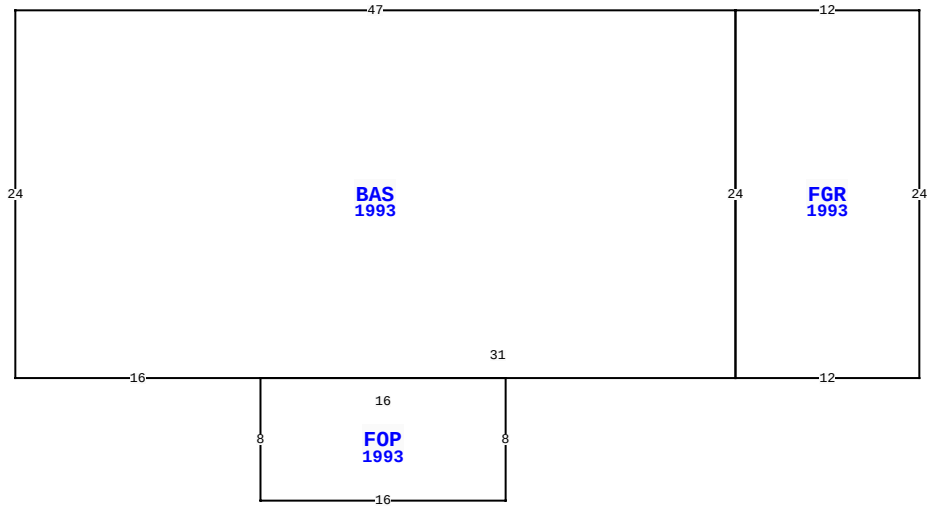
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1993	1,128	123,158
FGR	288	55	1993	158	17,251
FOP	128	30	1993	38	4,149
TOTALS	1,544			1,324	144,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,324	102.7520	135.63	179,574	1980	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 1128 HX Base Yr 1981



54593 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		144,557
TOTAL MARKET OB/XF VALUE		3,926
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		198,483
SOH/AGL Deduction		109,529
ASSESSED VALUE		88,954
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		33,232
TOTAL JUST VALUE		198,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615044	REPAIR/RRF	7,495	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0304/0291	11/01/1979	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						
0304/0289	12/01/1971	WD	U	V		2,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S24 E16 FOP=[YR=1993] S8 E16 N8 W16$ E31
FGR=[YR=1993] E12 N24 W12 S24$ N24$.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1987	1987	3	20	3,360	
2	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	1995	1995	3	68	566	

LAND DESCRIPTION

TOTAL OB/XF 3,926

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	350.00	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