LOT 30
IN OR 2327/738
NASSAU VILLAGE 1 UNR

WRIGHT SPENCER A
54567 VONTZ CIR
CALLAHAN, FL 32011

2025

37-1N-25-299A-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

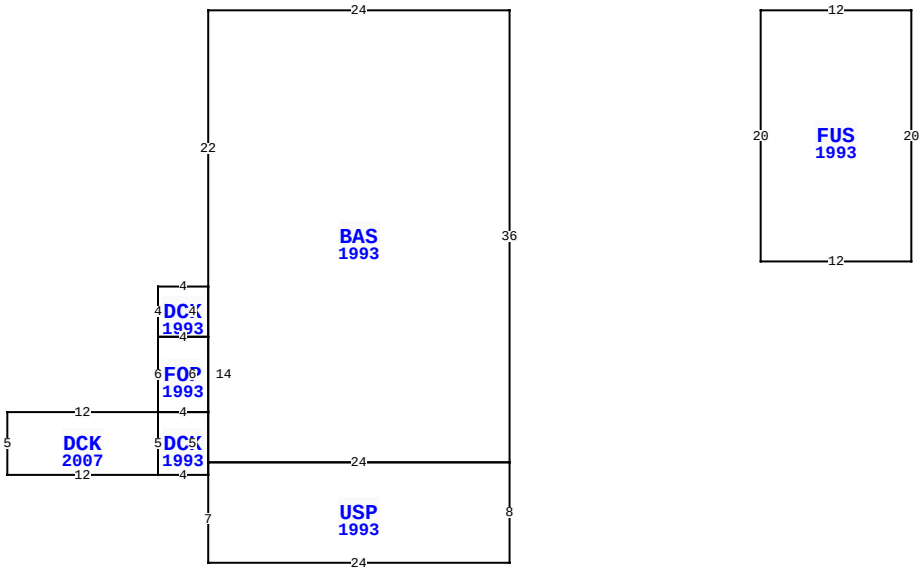
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	100,786
DCK	16	10	1993	2	234
DCK	20	10	1993	2	234
DCK	60	10	2007	6	700
FOP	24	30	1993	7	816
FUS	240	100	1993	240	27,996
USP	192	30	1993	58	6,766
TOTALS	1,416			1,179	137,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	124.7620	124.76	147,092	1982	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1104 HX Base Yr 2020



54567 VONTZ CIR, CALLAHAN

BLD DATE	03/13/2008 KWJW	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		140,693
TOTAL MARKET OB/XF VALUE		1,352
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		192,045
SOH/AGL Deduction		65,423
ASSESSED VALUE		126,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,900
TOTAL JUST VALUE		192,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941260	ADDITION	4,850	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0738	12/20/2019	WD	Q	I	01	175,000
GRANTOR: HAWKINS TAYLOR CHRIST						
GRANTEE: WRIGHT SPENCER A						
2071/0944	8/26/2016	WD	Q	I	01	112,000
GRANTOR: JOSEPH JEREMY T						
GRANTEE: HAWKINS TAYLOR CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S22 DCK=[YR=1993] W4 S4 FOP=[YR=1993] S6 DCK 2007= W12 S5 E12 DCK=[YR=1993] E4 USP=[YR=1993] S7 E24 N8 W24 S1$ N5 W4 S5$ N5$ E4 N6 W4$ E4 N4$ S14 E24 N36$ PTR= E20 FUS=[YR=1993] S20 E12 N20 W12$ W20$.

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	0940	SHEDS/PORT	0	100	7	10	70.00	SF	20.10	20.10	100	1988	1988	3	20	281	
2	0810	CONCRETE A	0	100	12	15	180.00	SF	6.50	6.50	100	1988	1988	3	52	608	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2009	2009	3	89	463	

LAND DESCRIPTION

TOTAL OB/XF 1,352

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 02/27/2024 BY KBA 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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Exterior Wall	05	AVERAGE 100
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Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

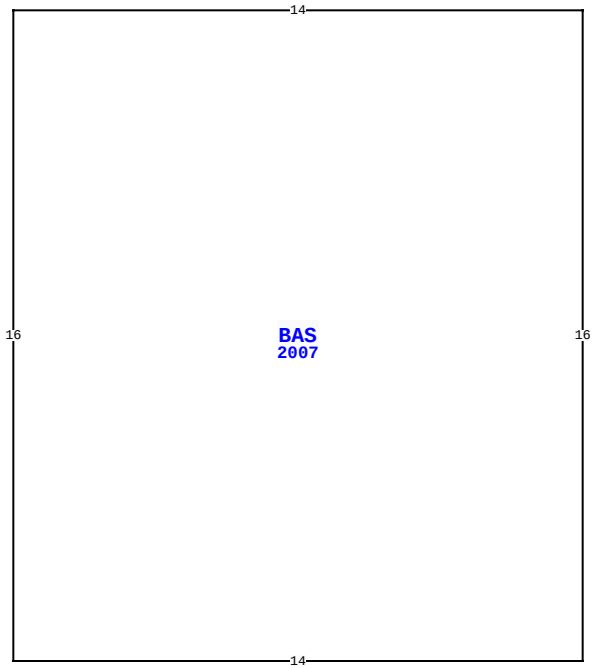
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100	2007	224	3,162
TOTALS	224			224	3,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	224	56.1000	20.76	4,650	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2020 Heated Area: 224 HX Base Yr 2020



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GRANTOR: JOSEPH JEREMY T						
GRANTEE: HAWKINS TAYLOR CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 S16 E14 N16$.

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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS