LOT 31
IN OR 842/1262
R673925 & R673926

EDDY BELINDA D
54543 VONTZ CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-299A-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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
Quality	03	Quality Level 03

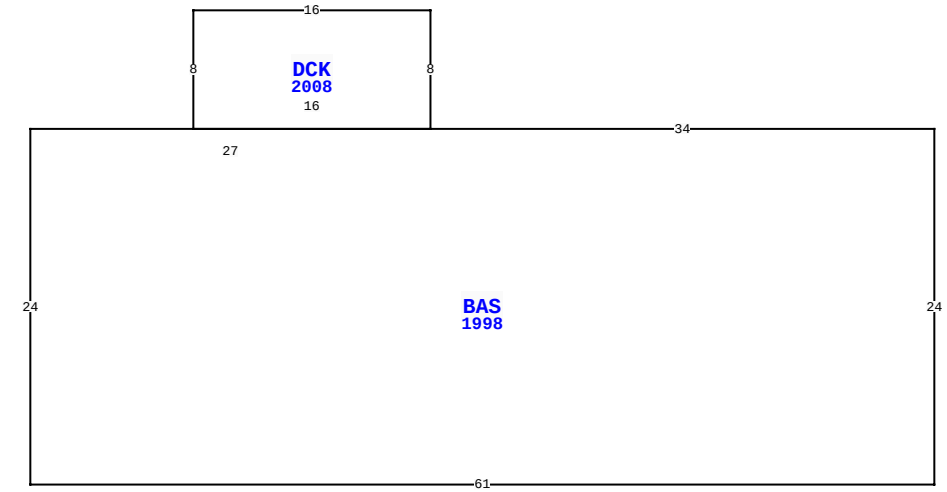
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1998	1,464	64,599
DCK	128	15	2008	19	838
TOTALS	1,592			1,483	65,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,483	123.6000	105.06	155,804	1994	1999	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 1999 Heated Area: 1464 HX Base Yr 1999



54543 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		65,438
TOTAL MARKET OB/XF VALUE		1,327
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		116,765
SOH/AGL Deduction		61,127
ASSESSED VALUE		55,638
TOTAL EXEMPTION VALUE	HX HB WX	35,638
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		116,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1262	7/28/1998	WD	U	I	11	58,000
GRANTOR: WALKER HARVEY C JR &						
GRANTEE: EDDY BELINDA D ETAL						
0331/0033	2/01/1981	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 DCK=[YR=2008] N8 W16 S8 E16$ W27 S24 E61 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	0351	CARPORT MT	0	100	0	0	399.00	SF	6.60	6.60	100	2000	2000	3	20	527	
2	0351	CARPORT MT	0	100	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
3	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	2000	2000	3	77	320	

LAND DESCRIPTION

TOTAL OB/XF 1,327

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