

BLACKSTONE JESSE THOMAS/HANCOCK HALEY J
54040 VONTZ CIRCLE
CALLAHAN, FL 32011

37-1N-25-299A-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms1.5 100
Frame02WOOD FRAME 100
Stories Units1. 1. 100
 0 100
Occupancy00NONE 100

QUALITY

03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS936100199393697,899

UOP160201993323,347

TOTALS1,096968101,246

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10510GARAGE WD-01003025750.00SF35.0035.001002009200935213,650

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000100CRES100RM152.00243.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE06/03/2021BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01001968122.6880122.69118,764198919940014.7585.25

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE101,246

TOTAL MARKET OB/XF VALUE13,650

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE164,896

SOH/AGL Deduction3,916

ASSESSED VALUE160,980

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE110,258

TOTAL JUST VALUE164,896

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE156,443

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2587/15268/26/2022WDQ Q I 02250,000

GRANTOR:MURPHY RONALD J A/K/A

GRANTEE:BLACKSTONE JESSE TH

1423/16146/28/2006WDQ Q I87,000

GRANTOR:COLE JANICE M &

GRANTEE:MURPHY RONALD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S26 E36 N3 UOP=[YR=1993] E8 N20 W8 S20\$ N23\$.

1 SINGLE FAM - 100% - 2023

Heated Area: 936

HX Base Yr 2023

BAS1993

UOP1993