LOT 2
IN OR 2003/701
NASSAU VILLAGE 2 UNR

WRIGHT ALBERT J & JANICE S
8939 HECKSCHER DR
JACKSONVILLE, FL 32226-2410

2025

37-1N-25-299B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

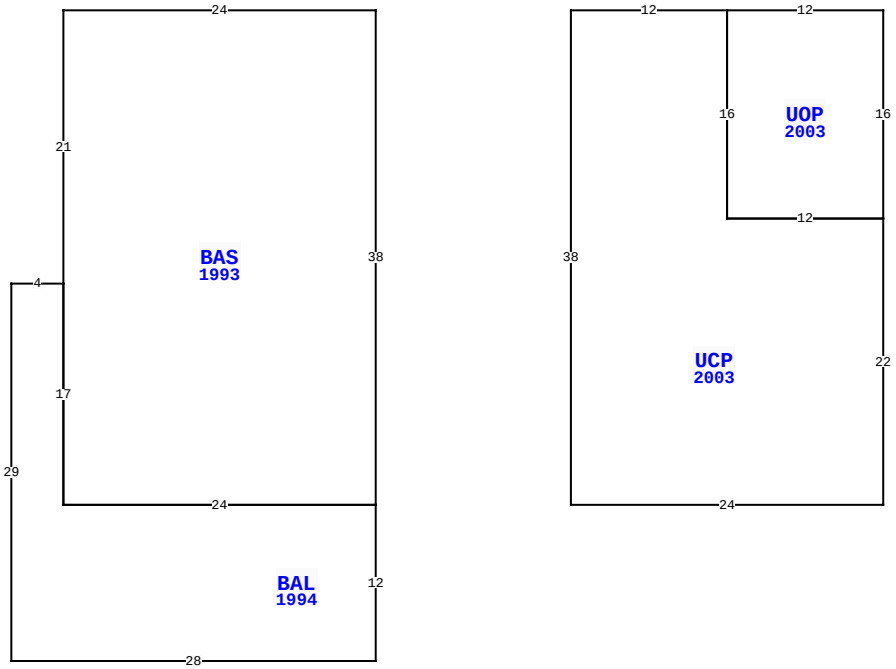
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	404	15	1994	61	6,024
BAS	912	100	1993	912	90,062
UCP	720	20	2003	144	14,220
UOP	192	20	2003	38	3,753
TOTALS	2,228			1,155	114,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,155	115.5000	115.50	133,402	1987	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



54640 VONTZ CIR, CALLAHAN

BLD DATE		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	114,059
TOTAL MARKET OB/XF VALUE	15,738
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	179,797
SOH/AGL Deduction	24,521
ASSESSED VALUE	155,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,276
TOTAL JUST VALUE	179,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5543	REPAIR/RRF	5,800	10/01/2003
5927	GARAGE	17,905	08/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/0701	9/10/2015	SW	U	I	12	43,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WRIGHT ALBERT J & J						
1964/0706	2/24/2015	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S21 BAL=[YR=1994] W4 S29 E28 N12W24 N17$ S17 E24 N38$ PTR=E15 UCP=[YR=2003] E12 UOP=[YR=2003] E12 S16 W12 N16$ S16 E12 S22 W24 N38$ W15$.

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	50	24	1,200.00	SF	4.00	4.00	100	1988	1988	3	52	2,496	
2	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	1988	1988	3	52	270	
3	0810	CONCRETE A	0	0	17	7	119.00	SF	6.50	6.50	100	1988	1988	3	52	402	
4	0511	GARAGE CB-	0	0	18	26	468.00	SF	40.00	40.00	100	1990	1990	3	57	10,670	
5	0350	CARPORT WD	0	0	19	18	342.00	SF	13.00	13.00	100	1990	1990	3	20	889	
6	0350	CARPORT WD	0	0	12	45	540.00	SF	9.36	9.36	100	1991	1991	3	20	1,011	

LAND DESCRIPTION

TOTAL OB/XF 15,738

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	200.00	225.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS