LOT 3
IN OR 2719/943
NASSAU VILLAGE 2 UNR

HODGE CAROLYN F L/E/
54596 VONTZ CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-299B-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

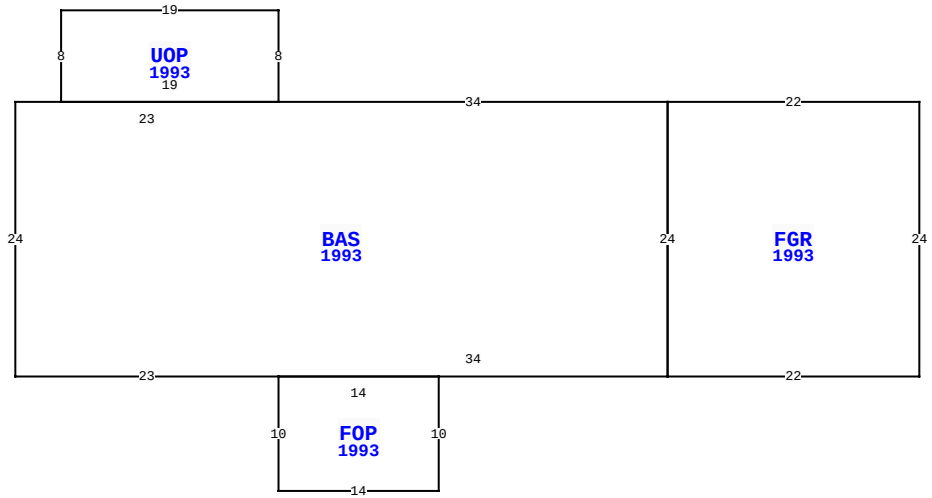
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,368	100	1993	1,368	39,431
FGR	528	55	1993	290	8,359
FOP	140	30	1993	42	1,211
UOP	152	25	1993	38	1,095
TOTALS	2,188			1,738	50,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,738	120.1000	96.08	166,987	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr 1983



54596 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		50,096
TOTAL MARKET OB/XF VALUE		23,814
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		123,910
SOH/AGL Deduction		60,424
ASSESSED VALUE		63,486
TOTAL EXEMPTION VALUE	HX HB SL	63,486
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/943	6/17/2024	WD	U	I	11	100
GRANTOR: HODGE CAROLYN F						
GRANTEE: ROCCA JONATHON & KR						
0771/1583	9/24/1996	QC	Q	I	01	100
GRANTOR: HODGE CLYDE B & CAROL						
GRANTEE: HODGE CAROLYN F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W34 UOP=[YR=1993] N8 W19 S8 E19$ W23 S24 E23 FOP=[YR=1993] S10 E14 N10 W14$ E34 N24$ S24 E22 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	1243	WD DECK F	0	100	0	0	317.00	SF	8.00	8.00	100	1985	1985	3	20	507	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1987	1987	3	49.5	222	
3	0511	GARAGE CB-	0	100	30	30	900.00	SF	24.00	24.00	100	1982	1982	3	35	7,560	
4	0811	CONCRETE B	0	100	0	0	1,066.00	SF	5.20	5.20	100	1985	1985	3	44	2,439	
5	0680	POLE SHED	0	100	15	18	270.00	SF	10.00	10.00	100	1987	1987	3	20	540	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	700.00	700.00	100	1983	1983	3	51.5	361	
7	0511	GARAGE CB-	0	100	8	10	80.00	SF	8.00	8.00	100	1982	1982	3	35	224	
8	0845	KOOL DECK	0	100	0	0	490.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,758	
9	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650	
10	0811	CONCRETE B	0	100	76	17	1,292.00	SF	5.20	5.20	100	1983	1983	3	38	2,553	

TOTAL OB/XF 23,814

LAND DESCRIPTION

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		RM	183.00	264.00	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