LOT 4 1998 KING DW/MH
IN OR 1320/1117
NASSAU VILLAGE 2 UNR

LUEDERS NORMAN & CORA
54560 VONTZ CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-299B-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

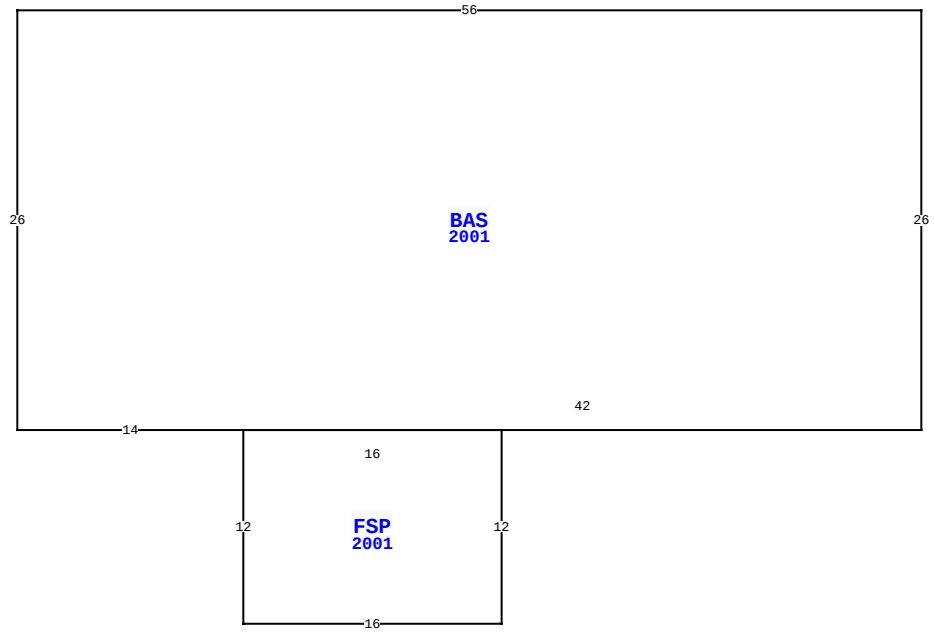
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,456	100	2001	1,456	76,236
FSP	192	60	2001	115	6,022
TOTALS	1,648			1,571	82,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,571	123.2000	104.72	164,515	1998	2003	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2006 Heated Area: 1456 HX Base Yr 2006



54560 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		82,258
TOTAL MARKET OB/XF VALUE		10,560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		142,818
SOH/AGL Deduction		54,277
ASSESSED VALUE		88,541
TOTAL EXEMPTION VALUE	HX HB SX	88,541
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007376	XFOB	6,563	07/01/2000
MH992655	MH MOVE-ON	0	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1117	5/27/2005	WD	Q	I		103,500
GRANTOR: WALLER ROBERT & VIRGI						
GRANTEE: LUEDERS NORMAN W &						
0876/0651	3/29/1999	WD	U	I	07	100
GRANTOR: LANGLEY SHARLENE B						
GRANTEE: WALLER ROBERT & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S26 E14 FSP=[YR=2001] S12 E16 N12 W16$ E42 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0510	GARAGE WD-	0	100	18	28	504.00	SF	35.00	35.00	100	1999	1999	3	26	4,586	
3	0812	CONCRETE C	0	100	0	0	1,058.00	SF	4.00	4.00	100	1999	1999	3	75	3,174	

LAND DESCRIPTION

TOTAL OB/XF 10,560

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	183.00	264.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS