LOT 8 & 9
OR 2684/318
NASSAU VILLAGE 2 UNR

ROSS GEORGE W & MAMIE JURELLE JOINT REVOCABLE TRUS
54458 VONTZ PLACE
CALLAHAN, FL 32011

2025

37-1N-25-299B-0008-0000

BUILDING CHARACTERISTICS

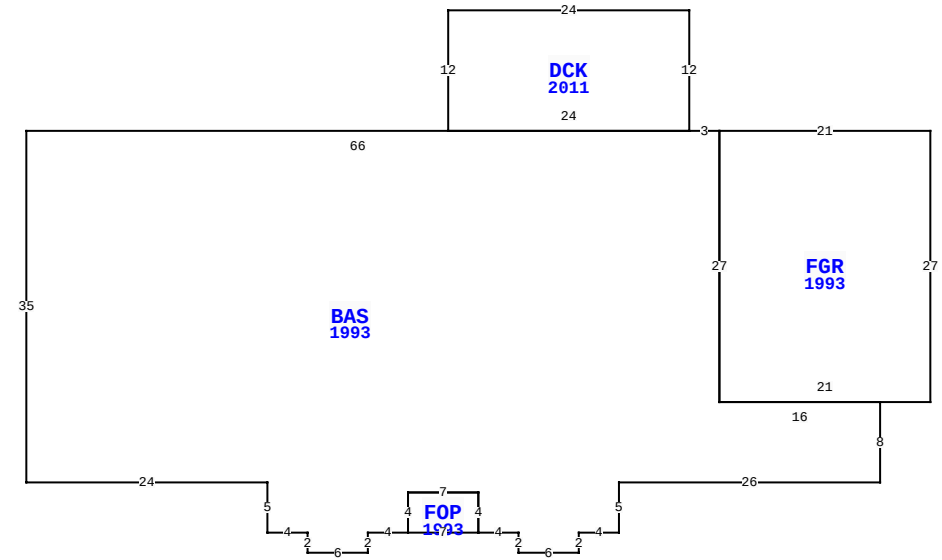
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	2,714	100	1993	2,714	202,048
DCK	288	10	2011	29	2,159
FGR	567	55	1993	312	23,227
FOP	28	30	1993	8	596
TOTALS	3,597			3,063	228,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,063	109.4800	109.48	335,337	1976	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 2714 HX Base Yr 1973



54458 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		228,029
TOTAL MARKET OB/XF VALUE		14,226
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		332,255
SOH/AGL Deduction		139,758
ASSESSED VALUE		192,497
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		136,775
TOTAL JUST VALUE		332,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974286	XFOB	12,750	09/01/1997
Z97	OTHER	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/318	12/11/2023	WD	U	I	11	100
GRANTOR: ROSS GEORGE W						
GRANTEE: ROSS GEORGE W & MAM						
0139/0056		AC	Q	V		9,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] W3 DCK=[YR=2011] N12 W24 S12 E24$ W66 S35 E24 S5 E4 S2 E6 N2 E4 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E4 S2 E6 N2 E4 N5 E26 N8 W16 N27$ S27 E21 N27$.

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	0511	GARAGE CB-	0	100	20	28	560.00	SF	40.00	40.00	100	1974	1974	3	24	5,376	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0681	POLE SHED	0	100	11	20	220.00	SF	15.00	15.00	100	1976	1976	3	20	660	
4	0351	CARPORT MT	0	100	18	40	720.00	SF	10.00	10.00	100	1980	1980	3	20	1,440	
5	2701	QUONSET GD	0	100	25	29	725.00	SF	15.00	15.00	100	1997	1997	3	35	3,806	
6	0810	CONCRETE A	0	100	12	25	300.00	SF	6.50	6.50	100	1997	1997	3	72	1,404	

LAND DESCRIPTION

TOTAL OB/XF 14,226

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	116.00	365.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							
2	000100	C	RES	100		RM	0.00	0.00	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: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS