LOT 5
IN OR 2378/1738

WILLIAMS THOMAS M & LAUREN T
54059 VONTZ CIRCLE
CALLAHAN, FL 32011

2026

37-1N-25-299A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	04	Quality Level 04

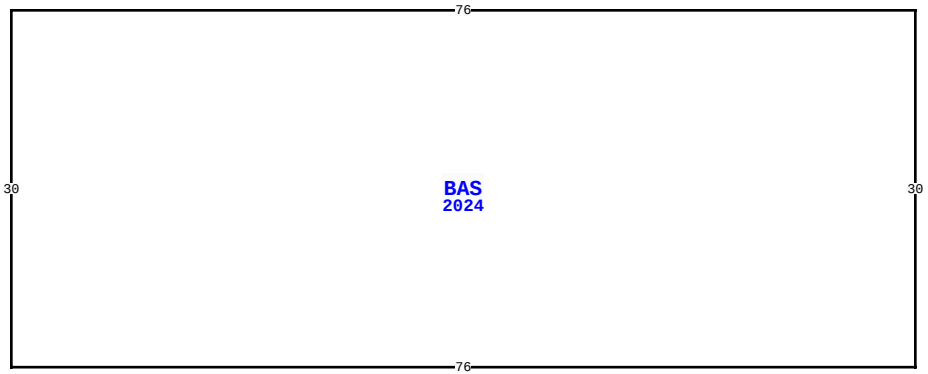
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	272,530
TOTALS	2,280			2,280	272,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	135.5200	121.97	278,092	2023	2023	0	0	0	2.00	98.00

2 M/H 94+ 100% - 2025 Heated Area: 2280 HX Base Yr 2025



54059 VONTZ CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,530
TOTAL MARKET OB/XF VALUE		13,185
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		336,715
SOH/AGL Deduction		4,345
ASSESSED VALUE		332,370
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,959
TOTAL JUST VALUE		336,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,632

2024 CHAMPION _ 32X76 _ 3BD/2BTH _ DW/MH ID: 05200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO			11/20/2023
MH23-08563	REPLACEMENT DW		07/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1738	7/21/2020	QC	U	I	11	100
GRANTOR: WILLIAMS DIANE						
GRANTEE: WILLIAMS THOMAS M &						
1979/1436	5/14/2015	QC	U	I	11	100
GRANTOR: MCKAY BARBARA						
GRANTEE: WILLIAMS DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E76 S30 W76 N30 $
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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	0940	SHEDS/PORT	0	100	12	15	180.00	SF	30.00	30.00	100	2024	2022		90	4,860	
2	0351	CARPORT MT	0	100	15	15	225.00	SF	10.00	10.00	100	2024	2022		90	2,025	
3	0351	CARPORT MT	0	100	35	20	700.00	SF	10.00	10.00	100	2024	2022		90	6,300	

LAND DESCRIPTION

TOTAL OB/XF 13,185

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	126.00	348.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 12/21/2023 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS