LOT 1
IN OR 1153/1164
NASSAU VILLAGE 2 UNR

SMITH WALTON ROBERT EST
C/O PAULA SMITH, 54668 VONTZ CIRCLE
CALLAHAN, FL 32011

2026

37-1N-25-299B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

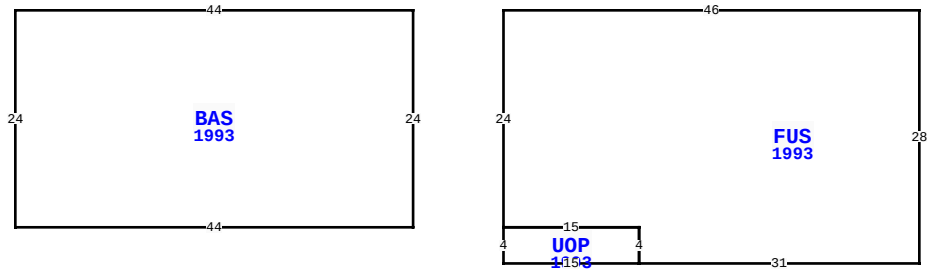
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	91,816
FUS	1,228	100	1993	1,228	106,770
UOP	60	20	1993	12	1,043
TOTALS	2,344			2,296	199,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,296	99.4700	104.44	239,794	1984	1987	0	0	0	16.75	83.25

1 SINGLE FAM 100% - 2004 Heated Area: 2284 HX Base Yr 2004



54668 VONTZ CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,629
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		250,629
SOH/AGL Deduction		117,642
ASSESSED VALUE		132,987
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		76,576
TOTAL JUST VALUE		250,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1153/1164	7/15/2003	QC	Q	I	06	100
GRANTOR: CATRETT HIRIAM B						
GRANTEE: SMITH WALTON ROBERT						
0277/0515	9/21/1978	WD	U	I	11	100
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: CATRETT HIRIAM B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24$ PTR= E10 FUS=[YR=1993] E46 S28 W31 UOP=[YR=1993] W15 N4 W15 N24$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	260.00	182.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS