TRACT 2
IN OR 2859/1791
NASSAU VILLAGE 6 UNR

WELLS HUNTER/TIFFANY ASHLEY NICOLE
54418 VONTZ CIRCLE
CALLAHAN, FL 32011

2026

37-1N-25-299G-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	04	Quality Level 04

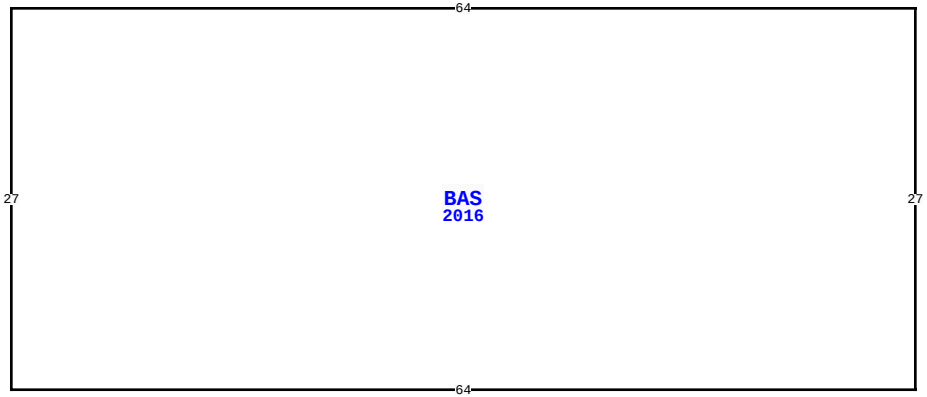
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2016	1,728	188,522
TOTALS	1,728			1,728	188,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	127.6000	114.84	198,444	2016	2021	0	0	0	5.00	95.00

1 M/H 94+ 100% - 2025 Heated Area: 1728 HX Base Yr 2025



54418 VONTZ CIR, CALLAHAN

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

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	10	24	240.00	SF	13.20	13.20	100	1980	1980	3	20	634	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,522
TOTAL MARKET OB/XF VALUE		634
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		229,956
SOH/AGL Deduction		1,520
ASSESSED VALUE		228,436
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,025
TOTAL JUST VALUE		229,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165717	CO ISSUED	0	04/19/2016
MH165717	MH MOVE-ON	0	03/01/2016
B25867	ADDITION	1,856	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2859/1791	4/03/2026	WD	Q	I	01	311,500
GRANTOR: DAVISON JOSHUA LEE						
GRANTEE: WELLS HUNTER						
2707/1664	4/15/2024	WD	Q	I	01	280,000
GRANTOR: HILL JONATHAN A						
GRANTEE: DAVISON JOSHUA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 634

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	0.00	0.00	1.00	LT		1.00	1.00	0.80	51,000.00	40,800.00	40,800							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS