TRACT 4
IN OR 867/1920
NASSAU VILLAGE 6 UNR

SUMMEY SAMUEL F JR & DARLA M
54358 VONTZ CIRCLE
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

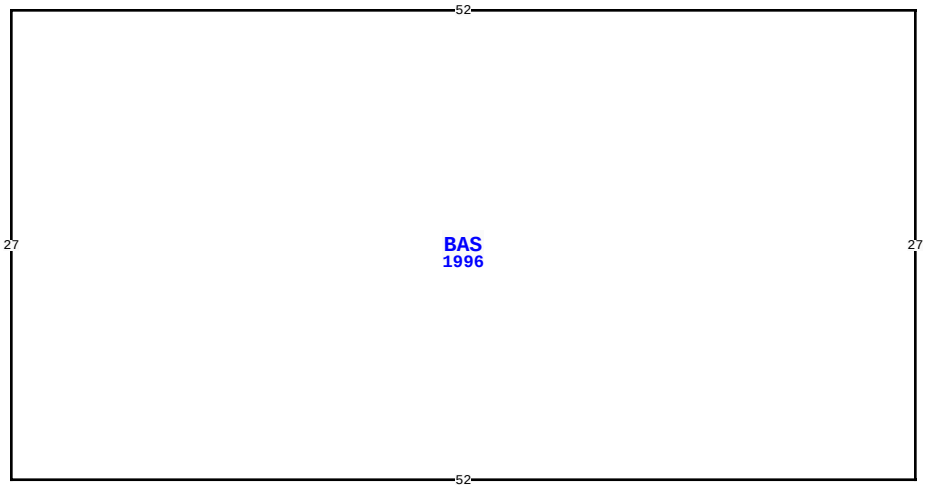
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,404	100	1996	1,404	68,720
TOTALS	1,404			1,404	68,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	123.6000	111.24	156,181	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 1999 Heated Area: 1404 HX Base Yr 1999



54358 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		68,720
TOTAL MARKET OB/XF VALUE		7,063
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		116,583
SOH/AGL Deduction		52,768
ASSESSED VALUE		63,815
TOTAL EXEMPTION VALUE	HX HB	38,815
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25362	ADDITION	14,498	12/01/2011
B25340	ADDITION	800	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1351	4/11/2022	QC	P	I	98	100
GRANTOR: KIDD GENEVA						
GRANTEE: KIDD MARK HINSON						
1930/0950	7/24/2014	QC	U	I	11	100
GRANTOR: KIDD DONALD F & GENEV						
GRANTEE: KIDD MARK HINSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W52 S27 E52 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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1980	1980	3	20	624	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	0351	CARPORT MT	0	100	18	19	342.00	SF	5.90	5.90	100	1998	1998	3	20	404	
5	1242	WD DECK A	0	100	0	0	750.00	SF	10.00	10.00	100	2012	2012	3	45	3,375	

LAND DESCRIPTION

TOTAL OB/XF 7,063

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS