

REYNOLDS ELIZABETH REV L TRUST/REYNOLDS ELIZABETH
54289 VONTZ CIR
CALLAHAN, FL 32011

46-2N-25-197D-0014-0210

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

03GABLE/HIP 100

RooF Cover
Interior Wall

05COMP SHNGL 100
DRYWALL 100

InterioR Floo
Interior Floo

11CLAY TILE 50
CARPET 50

Air Condition
Heating Type

03CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories Units
Occupancy

1.
0 100
NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUMMKT AREA

MKT AREA08

NEIGHBORHOOD/LOC

8010.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

Basement2,24410020052,244288,876

FGRGarage44155200524331,282

FOPFront Porch54302005162,060

FSPSide Yard30440200512215,705

TOTALS3,0432,625337,923

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJTUNIT PRICELAND VALUENOTES

21242WD DECK A003124744.00SF10.00100200720073241,786

40510GARAGE WD-0030501,500.00SF35.001002015201537137,275

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TDPHFACT% COND TOT ADJTUNIT PRICELAND VALUENOTES

1000100CRES00006RSF-10.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,625108.9600151.45397,556200520050015.0085.00

1 SNGLFAM 0%- 0Heated Area: 2244HX Base Yr

Area Diagram:

Diagram showing building footprint (BAS) and other areas (FOP, FGR, FSP).

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE337,923

TOTAL MARKET OB/XF VALUE39,061

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE441,984

SCH/AGL Deduction0

ASSESSED VALUE441,984

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE441,984

TOTAL JUST VALUE441,984

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE434,288

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSN SALE PRICE

2624/13353/01/2023SW U I 11100

GRANTOR: REYNOLDS ELIZABETH R

GRANTEE: REYNOLDS ELIZABETH

2226/13159/13/2018WD Q I 02299,000

GRANTOR: TEW LARRY W & KARI R

GRANTEE: REYNOLDS SARA ELIZA

BUILDING NOTES

BAS=[YR=2005] W18 FSP=[YR=2005] N5 W32 S10 E20 N2 E8 S2 E4 N5\$ S5 W4 N2 W8 S2 W20 N5 W13 S39 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=2005] S14 E21 N21 W21 S7\$ N7 E21 N34\$.