BLOCK 1 LOT 38
IN OR 1852/1196
SHEFFIELD VILLAGE PB 5/28 & 29

MITCHEM SYLVIA A
54575 VIKKI ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

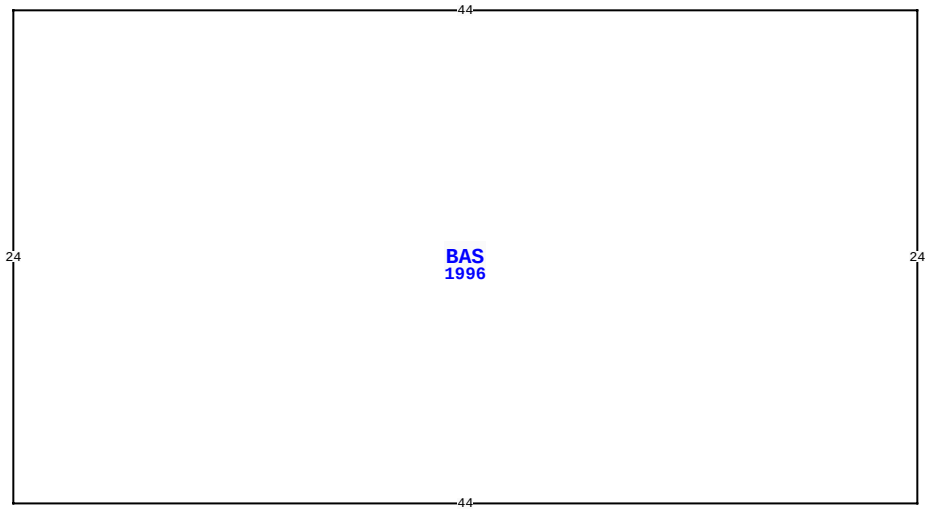
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	24,146
TOTALS	1,056		1,056	24,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	117.2600	76.22	80,488	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1056 HX Base Yr 2014



54575 VIKKI RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		24,146
TOTAL MARKET OB/XF VALUE		3,155
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		72,301
SOH/AGL Deduction		36,467
ASSESSED VALUE		35,834
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,834
TOTAL JUST VALUE		72,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961410	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/1196	4/02/2013	WD	U	I	11	100
GRANTOR: PRESCOTT MICHAEL K						
GRANTEE: MITCHEM SYLVIA A						
0494/0147	7/01/1986	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W44 S24 E44 N24$.

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
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1988	1988	3	20	64	
4	0810	CONCRETE A	0	100	54	8	432.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,671	
5	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2005	2005	3	27	1,042	
6	1242	WD DECK A	0	100	10	14	140.00	SF	10.00	10.00	100	2005	2005	3	27	378	

LAND DESCRIPTION

TOTAL OB/XF 3,155

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/13/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS