



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

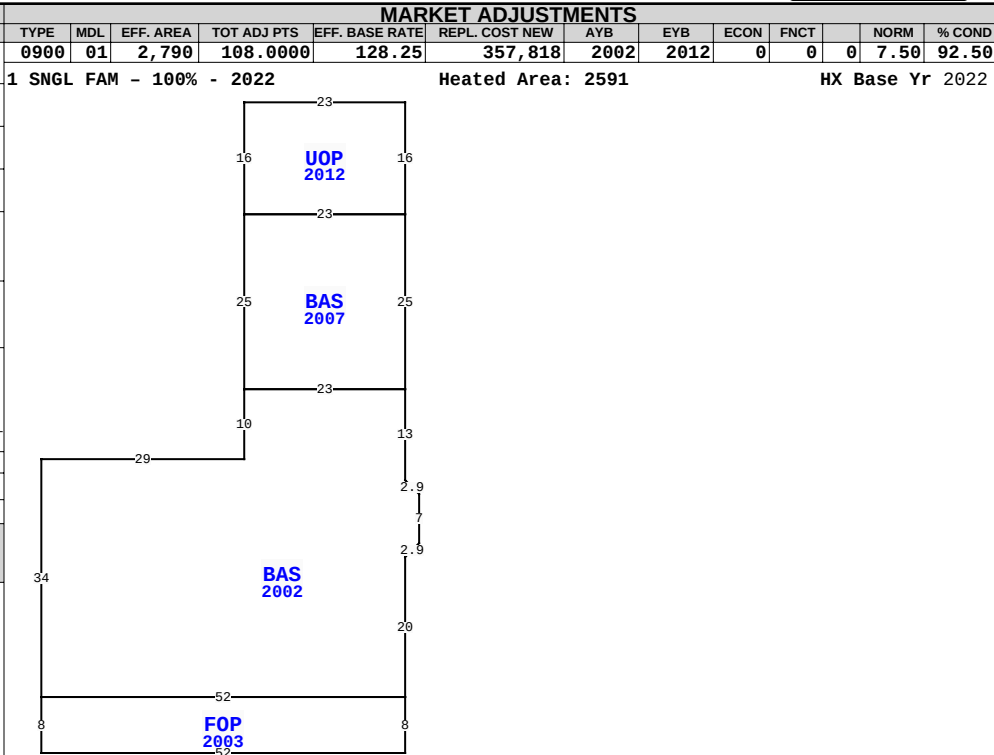
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2,016	239,161
BAS	575	100	575	68,213
FOP	416	30	125	14,829
UOP	368	20	74	8,779

TOTALS	3,375		2,790	330,982
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0811	CONCRETE B	0	100	0	0	1,062.00	SF	5.20	5.20	
6	0510	GARAGE WD-	0	100	38	24	912.00	SF	35.00	35.00	
7	0812	CONCRETE C	0	100	0	0	1,638.00	SF	4.00	4.00	
11	0812	CONCRETE C	0	100	0	0	5,822.00	SF	4.00	4.00	
12	0510	GARAGE WD-	0	100	39	18	702.00	SF	24.50	24.50	
13	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	
14	0462	ST/AL FNC	0	100	0	0	108.00	SF	10.00	10.00	
15	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		OR	172.00	381.00	1.00	LT	



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

54447 VIKKI RD, CALLAHAN

TOTAL OB/XF											
54,287											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		330,982	
TOTAL MARKET OB/XF VALUE		54,287	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		430,269	
SOH/AGL Deduction		99,998	
ASSESSED VALUE		330,271	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		280,271	
TOTAL JUST VALUE		430,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2218447	ABV GROUND POOL	2,000	12/15/2022
B18769	ADDITION	45,000	11/01/2006
R09851	REPAIR/RRF	1,800	11/01/2006
B11302	XFOB	5,810	04/01/2003
E9998	NEW CONSTR	3,000	07/01/2002
B9768	NEW CONSTR	130,384	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2459/0378	5/03/2021	WD	Q	I	01
GRANTOR: CHILDS CHRISTOPHER &					
GRANTEE: WITT JERRY D & TAMM					
2014/0002	11/05/2015	WD	Q	I	01
GRANTOR: HALL DANNY D & LINDA					
GRANTEE: CHILDS CHRISTOPHER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2012] W23 S16 BAS=[YR=2007] S25 BAS=[YR=2002] S10 W29 S34 FOP=[YR=2003] S8 E52 N8 W52\$ E52 N20 R2 U2 N7 U2 L2 N13 W23\$ E23 N25 W23\$ E23 N16\$.											