

BLOCK 1 LOT 43
INOR 540/895
SHEFFIELD VILLAGE PB 5/28-29

PHELPS JANET F
54411 VIKKI ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0430



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	13	LVT/LAMMT 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	2.5	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	100		
BUD8 Adjustme	06	DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	47,725
FOP	112	30	34	939
UOP	256	25	64	1,768
TOTALS	2,096		1,826	50,432

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,826	121.4000	78.91	144,090	1988	1995	0	0	65.00	35.00
1 M/H 93- - 100% - 0											
Heated Area: 1728											
HX Base Yr											
UOP 2010 32											
BAS 1993 48											
FOP 2010 16											
54411 VIKKI RD, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										50,432		
TOTAL MARKET OB/XF VALUE										8,296		
TOTAL LAND VALUE - MARKET										45,000		
TOTAL MARKET VALUE										103,728		
SOH/AGL Deduction										55,514		
ASSESSED VALUE										48,214		
TOTAL EXEMPTION VALUE					HX HB WX SL					48,214		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										103,728		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										79,831		

TOTALS		2,096	1,826		50,432		54411 VIKKI RD, CALLAHAN					XF DATE				LAND DATE					
EXTRA FEATURES																		AG DATE			
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310					
4	0810	CONCRETE A	0	100	0	0	472.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,825					
5	0510	GARAGE WD-	0	100	24	26	624.00	SF	26.25	26.25	100	1995	1995	3	24	3,931					
7	1242	WD DECK A	0	100	0	0	115.00	SF	10.00	10.00	100	1995	1995	3	20	230					
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LAND DESCRIPTION					TOTAL OB/XF															8,296									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												
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