

BLOCK 1 LOT 44
IN OR 1222/690
SHEFFIELD VILLAGE PB 5/28 & 29

PRESGRAVES JOSEPH A & DEBRA A
54367 VIKKI RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0440



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

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Quality 02 Quality Level 02

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	1,805	100	1,805	195,779
FDG	747	60	448	48,592
FGR	462	55	254	27,550
FOP	232	30	70	7,592
FOP	276	30	83	9,003

TOTALS 3,522 2,660 288,517

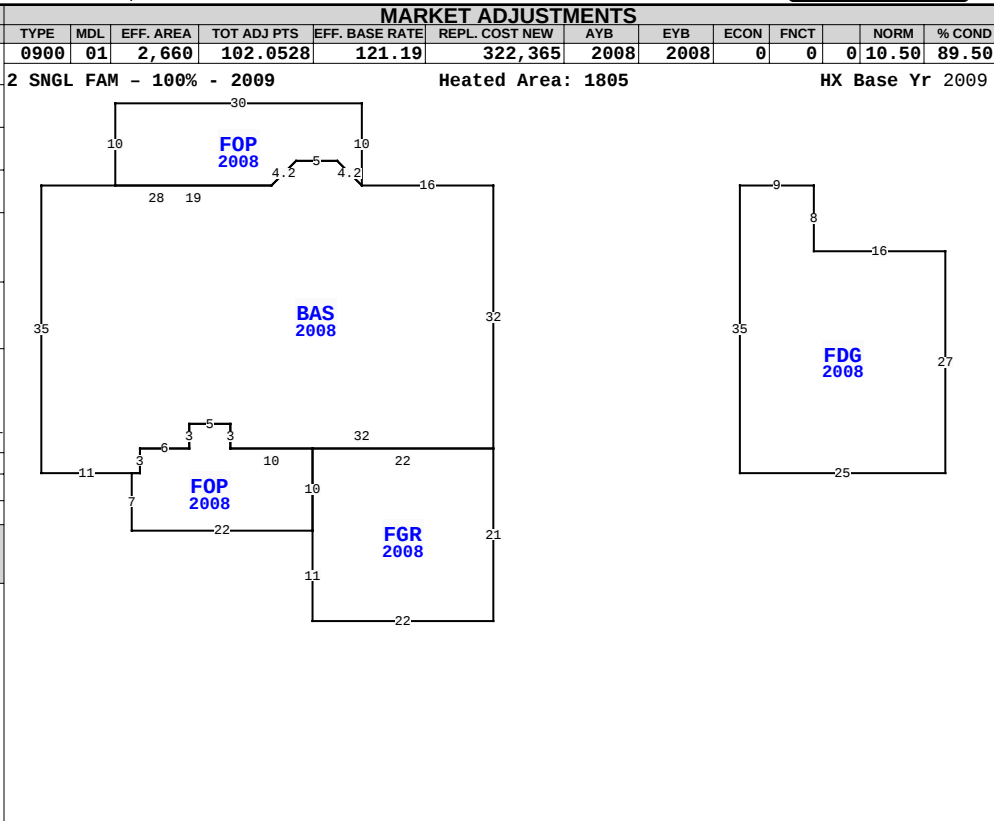
EXTRA FEATURES

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
1	0812	CONCRETE C	0 100	0 0	3,700.00	SF	4.00	4.00	100	2008	2008	3	90	13,320	
2	1127	BRICK 8"	0 100	4 20	80.00	SF	11.00	11.00	100	2008	2008	3	97	854	
3	0940	SHEDS/PORT	0 100	12 16	192.00	SF	30.00	30.00	100	2009	2009	3	45	2,592	

LAND DESCRIPTION

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	000100	C	SFR	100	0006	OR	273.00	163.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA



54367 VIKKI RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 16,766

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	000100	C	SFR	100	0006	OR	273.00	163.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		288,517
TOTAL MARKET OB/XF VALUE		16,766
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		350,283
SOH/AGL Deduction		168,418
ASSESSED VALUE		181,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,865
TOTAL JUST VALUE		350,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20223	CO ISSUED	183,942	07/01/2007
B20223	NEW CONSTR	183,942	07/01/2007
B20224	GARAGE	22,704	07/01/2007
E19654	ELEC OTHER	11,897	07/01/2007
E19655	.	0	07/01/2007
M13116	MECH OTHER	0	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1222/0690	4/14/2004	WD Q	I		
					25,000

GRANTOR: VARNEDOE LARRY H & JA
GRANTEE: PRESGRAVES JOSEPH A
0512/1247 3/17/1987 WD Q V 14,000
GRANTOR: HMS AMELIA INC
GRANTEE: VARNEDOE LARRY & J

GRANTEE: VARNEDOE LARRY & J

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W16 FOP=[YR=2008] N10 W30 S10 E19 U3 R3 E5
D3 R3 \$ U3 L3 W5 D3 L3 W28 S35 E11 FOP=[YR=2008] S7 E22
FGR=[YR=2008] S11 E22 N21 W22 S10 \$ N10 W10 N3 W5 S3 W6 S3
W1 \$ E1 N3 E6 N3 E5 S3 E32 N32 \$ PTR= E30 FDG=[YR=2008] S35
E25 N27 W16 N8 W9 \$ W30 \$.

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