BLOCK 1 LOT 49
IN OR 577/280
SHEFFIELD VILLAGE PB 5/28 & 29

JOHNSON JUDY S
54111 VIKKI ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

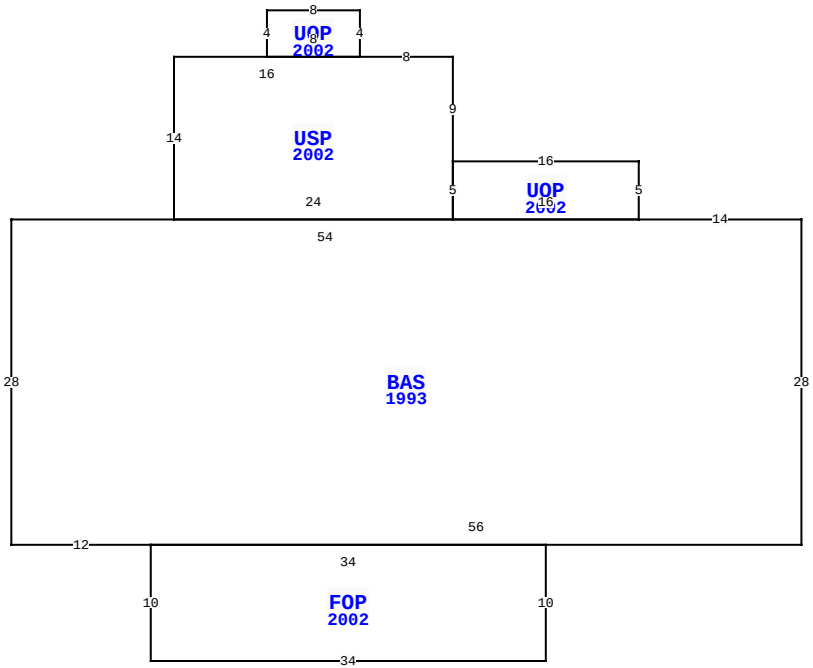
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,904	100	1,904	43,514
FOP	340	30	102	2,331
UOP	32	25	8	183
UOP	80	25	20	457
USP	336	50	168	3,839
TOTALS	2,692		2,202	50,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,202	117.2000	76.18	167,748	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1904 HX Base Yr



54111 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		50,324
TOTAL MARKET OB/XF VALUE		5,089
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		100,413
SOH/AGL Deduction		7,979
ASSESSED VALUE		92,434
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		37,434
TOTAL JUST VALUE		100,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7910	MH MOVE-ON	42,000	08/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0577/0280	8/18/1989	WD	Q	V		11,900
GRANTOR: HMS AMELIA INC						
GRANTEE: JOHNSON WAYNE & JUD						
0567/0560	4/11/1989	CT	U	V	14	8,600
GRANTOR: PEEPLES HERBERT SR						
GRANTEE: HMS AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2002] N5 W16 USP=[YR=2002] N9 W8 UOP=[YR=2002] N4 W8 S4 E8$ W16 S14 E24 N5$ S5 E16$ W54 S28 E12 FOP=[YR=2002] S10 E34 N10 W34$ E56 N28$.

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
4	0810	CONCRETE A	0	100	0	0	322.00	SF	6.50	6.50	100	1990	1990	3	62	1,298	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
6	0510	GARAGE WD-	0	100	0	0	288.00	SF	24.50	24.50	100	1992	1992	3	20	1,411	

LAND DESCRIPTION

TOTAL OB/XF 5,089

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 01/04/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS