BLOCK 1 LOT 51
IN OR 1604/427
SHEFFIELD VILLAGE PB 5/28-29

DAVIS JASON & BRANDY
54033 VIKKI RD
CALLAHAN, FL 32011-5968

2023

37-1N-25-299S-0001-0510

BUILDING CHARACTERISTICS

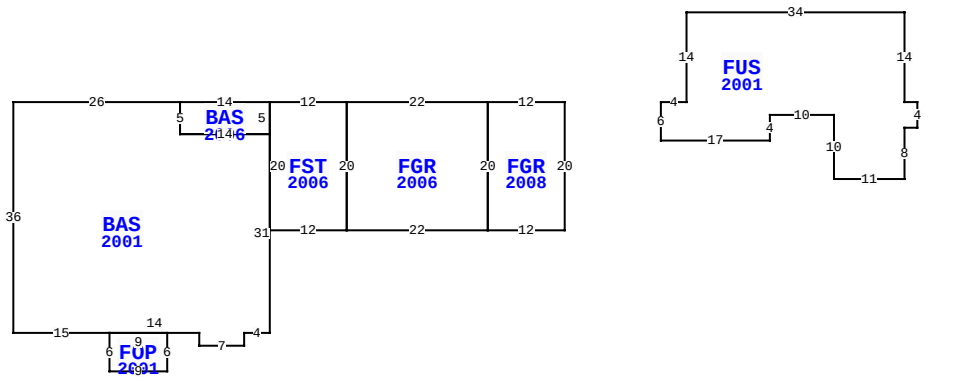
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,384	100	1,384	148,337
BAS	70	100	70	7,503
FGR	440	55	242	25,938
FGR	240	55	132	14,148
FOP	54	30	16	1,714
FST	240	55	132	14,148
FUS	738	100	738	79,099
TOTALS	3,166		2,714	290,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,714	99.1872	117.78	319,655	2001	2003	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2010 Heated Area: 2192 HX Base Yr 2010



54033 VIKKI RD, CALLAHAN

BLD DATE	
XF DATE	12/12/2008 RK
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		290,886
TOTAL MARKET OB/XF VALUE		25,991
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		361,877
SOH/AGL Deduction		182,699
ASSESSED VALUE		179,178
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,178
TOTAL JUST VALUE		361,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24977	ADDITION	29,061	07/01/2011
B24497	XFOB	2,000	03/01/2011
C20924	CO ISSUED	0	01/01/2008
B20924	NEW CONSTR	85,969	01/01/2008
R09880	REPAIR/RRF	1,000	11/01/2006
B18702	GARAGE ADDTN	0	10/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1604/0427	1/30/2009	WD	U	I	12	190,001
GRANTOR: COMPLETE HOME PROPERT						
GRANTEE: DAVIS JASON & BRAND						
1410/1002	5/08/2006	WD	U	I	05	127,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: COMPLETE HOME PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W12 FGR=[YR=2006] W22 FST=[YR=2006] W12 BAS=[YR=2006] W14 BAS=[YR=2001] W26 S36 E15 FOP=[YR=2001] S6 E9 N6 W9$ E14 S2 E7 N2 E4 N31 W14 N5$ S5 E14N5$ S20 E12 N20$ S20 E22 N20$S20 E12 N20 $ PTR= E15 FUS=[YR=2001] E4 N14 E34 S14E2 S4 W2 S8 W11 N10 W10 S4 W17N6$ W15$.

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
1	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2008	2008	3	90	1,170	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	40	256	
3	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	2011	2011	3	93	3,627	
4	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	2011	2011	3	93	1,052	
5	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2011	2011	3	68	17,136	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2011	2011	3	55	2,750	

LAND DESCRIPTION

TOTAL OB/XF 25,991

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	000100	C	SFR	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 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS