BLOCK 1 LOT 54
SHEFFIELD VILLAGE PB 5/28 & 29

ALLEN SAMANTHA LYNETTA
9909 103RD STREET
JACKSONVILLE, FL 32210

2023

37-1N-25-299S-0001-0540

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	05	Quality Level 05

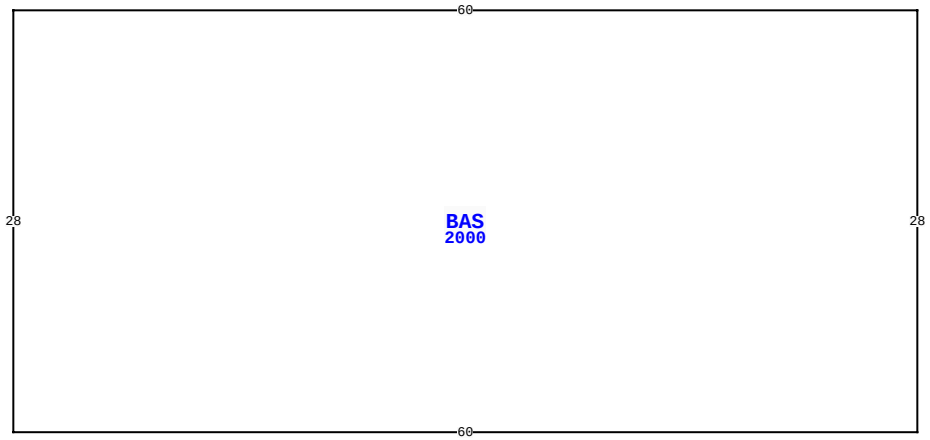
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	148,856
TOTALS	1,680		1,680	148,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	140.6400	98.45	165,396	2000	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 0 Heated Area: 1680 HX Base Yr



54002 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		148,856
TOTAL MARKET OB/XF VALUE		9,740
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		203,596
SOH/AGL Deduction		75,820
ASSESSED VALUE		127,776
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		22,776
TOTAL JUST VALUE		203,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003242	MH MOVE-ON	0	08/01/2000
MH992840	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0902	2/28/2023	WD	Q	I	02	209,000
GRANTOR: PENNINGTON MARILYN M						
GRANTEE: ALLEN SAMANTHA LYNE						
2410/1581	11/19/2020	WD	Q	I	01	175,000
GRANTOR: STANTON PAULINE C & J						
GRANTEE: PENNINGTON MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S28 E60 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2001	2001	3	20	480	
3	0810	CONCRETE A	0	100	18	38	684.00	SF	6.50	6.50	100	2009	2009	3	91	4,046	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	2003	2003	3	22	1,159	
6	0751	UOP	0	0	30	10	300.00	SF	10.00	10.00	100	2003	2003	3	36	1,080	

LAND DESCRIPTION

TOTAL OB/XF 9,740

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	0006	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