BLOCK 1 LOT 56
SHEFFIELD VILLAGE PB 5/28-29

MORROW ELIZABETH ET AL/GRANGER BRENDON
54042 VIKKI RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0560

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

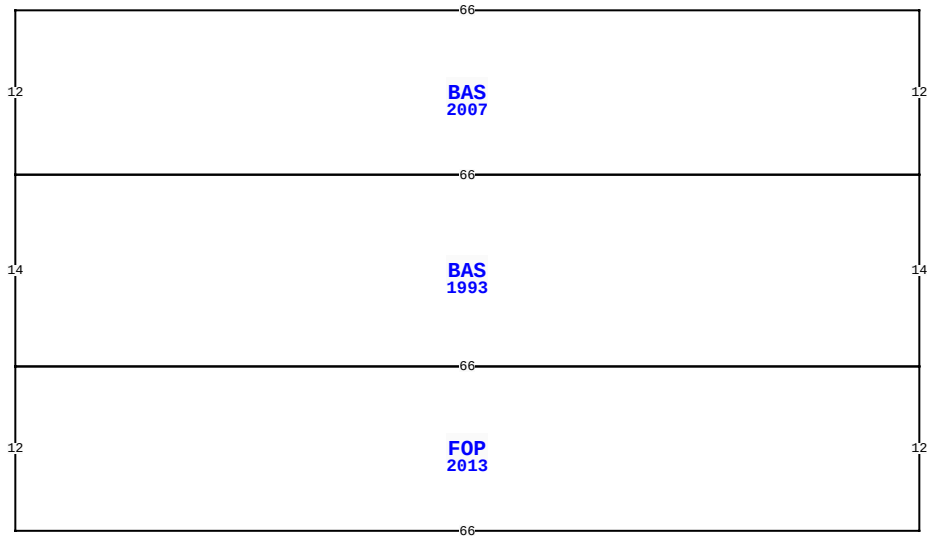
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	924	60,086
BAS	792	100	792	51,503
FOP	792	30	238	15,477
TOTALS	2,508		1,954	127,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,954	147.1200	95.63	186,861	1986	2010	0	0	0	32.00	68.00

1 M/H 93- – 0% - 2023 Heated Area: 1716 HX Base Yr



54042 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	127,065
TOTAL MARKET OB/XF VALUE	64
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	172,129
SOH/AGL Deduction	0
ASSESSED VALUE	172,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,129
TOTAL JUST VALUE	172,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5719	REMODEL	4,500	05/09/1989
7726	MH MOVE-ON	18,000	02/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1190	6/02/2023	WD	Q	I	01	267,000
GRANTOR: KIHN AARON M & JESSIC						
GRANTEE: MORROW ELIZABETH ET						
2543/1110	2/22/2022	WD	Q	I	01	208,600
GRANTOR: CRIBB DEBRA H						
GRANTEE: KIHN AARON M & JESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S12 BAS=[YR=1993] S14 FOP=[YR=2013] S12 E66 N12 W66$ E66 N14 W66$ E66 N12$.

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	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 64

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	0	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