BLOCK 6 LOT 15
IN OR 2577/1318
SHEFFIELD VILLAGE PB 5/28 & 29

BENYAMIN KFIR
54528 VIKKI ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0006-0150

BUILDING CHARACTERISTICS

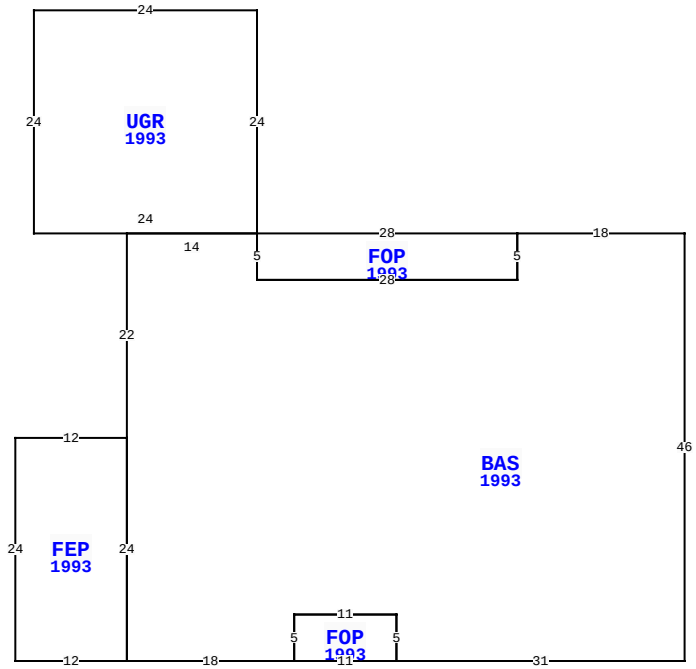
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,565	100	2,565	189,829
FEP	288	80	230	17,022
FOP	55	30	16	1,184
FOP	140	30	42	3,108
UGR	576	45	259	19,168
TOTALS	3,624		3,112	230,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,112	98.5320	88.93	276,750	1986	1986	0	0	0	16.78	83.22

1 SINGLE FAM – 0% - 2023 Heated Area: 2565 HX Base Yr



54528 VIKKI RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	230,311
TOTAL MARKET OB/XF VALUE	8,370
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	283,681
SOH/AGL Deduction	0
ASSESSED VALUE	283,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,681
TOTAL JUST VALUE	283,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1318	6/30/2022	WD	Q	I	01	327,000
GRANTOR: PUGH DAVID G & NATASH						
GRANTEE: BENYAMIN KFIR						
1287/1134	1/13/2005	WD	U	I	01	100
GRANTOR: PUGH DAVID G						
GRANTEE: PUGH DAVID G & NATA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=1993] S5 W28 N5 E28 $ S5 W28 N5 UGR=[YR=1993] N24 W24 S24 E24$W14 S22 FEP=[YR=1993] W12 S24 E12 N24$ S24 E18 FOP=[YR=1993] N5 E11 S5 W11$ N5 E11 S5 E31 N46$.

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	0812	CONCRETE C	0	0	0	0	3,292.00	SF	4.00	4.00	100	1988	1988	3	57	7,506	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1992	1992	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 8,370

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	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 01/30/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS