BLOCK 9 LOT 5
SHEFFIELD VILLAGE PB 5/28 & 29

CRICK MICHAEL/TAYLOR SAMANTHA REBECCA
54262 VIKKI RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0009-0050

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

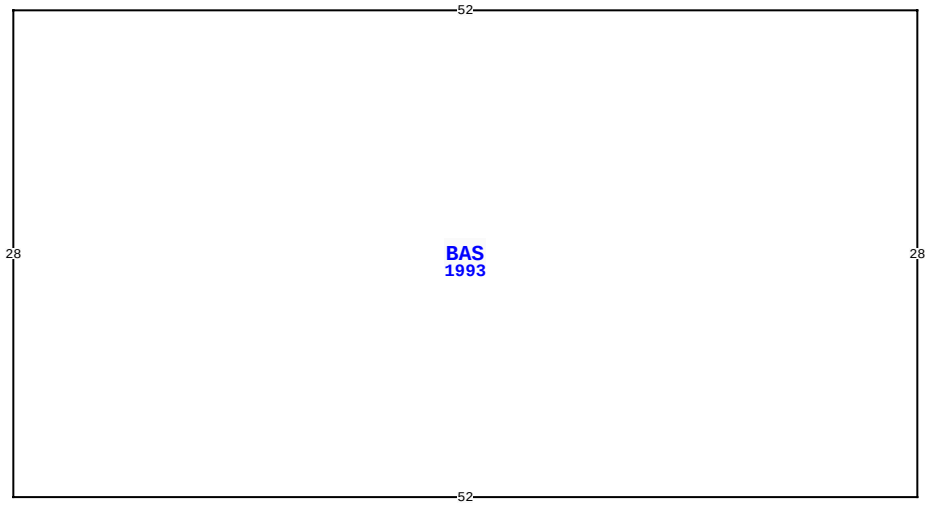
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	94,681
TOTALS	1,456		1,456	94,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	147.1200	95.63	139,237	1986	2010	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



54262 VIKKI RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		94,681
TOTAL MARKET OB/XF VALUE		312
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		139,993
SOH/AGL Deduction		0
ASSESSED VALUE		139,993
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,993
TOTAL JUST VALUE		139,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1735	5/13/2022	WD	Q	I	01	210,000
GRANTOR: ANGELI HENRY III						
GRANTEE: CRICK MICHAEL & SAM						
2525/1824	12/27/2021	WD	U	I	11	100
GRANTOR: J2911 RE LLC						
GRANTEE: ANGELI HENRY III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E52 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	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1986	1986	3	20	96	
2	1242	WD DECK A	0	100	9	12	108.00	SF	10.00	10.00	100	1986	1986	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 312

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 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS