BLOCK 1 LOT 42
SHEFFIELD VILLAGE PB 5/28 & 29

WITT JERRY D & TAMMY M
54447 VIKKI RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0420

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

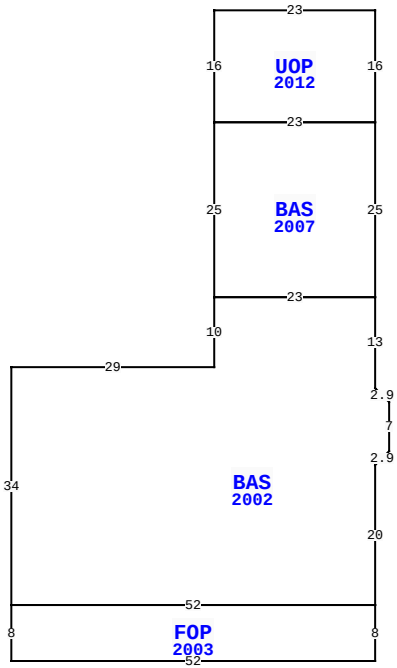
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2,016	249,707
BAS	575	100	575	71,221
FOP	416	30	125	15,483
UOP	368	20	74	9,166
TOTALS	3,375		2,790	345,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	108.0000	135.00	376,650	2002	2012	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2022 Heated Area: 2591 HX Base Yr 2022



54447 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		345,576
TOTAL MARKET OB/XF VALUE		52,722
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		443,298
SOH/AGL Deduction		103,119
ASSESSED VALUE		340,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,179
TOTAL JUST VALUE		443,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2218447	ABV GROUND POOL	2,000	12/15/2022
B18769	ADDITION	45,000	11/01/2006
R09851	REPAIR/RRF	1,800	11/01/2006
B11302	XFOB	5,810	04/01/2003
E9998	NEW CONSTR	3,000	07/01/2002
B9768	NEW CONSTR	130,384	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/0378	5/03/2021	WD	Q	I	01	368,500
GRANTOR: CHILDS CHRISTOPHER &						
GRANTEE: WITT JERRY D & TAMM						
2014/0002	11/05/2015	WD	Q	I	01	251,000
GRANTOR: HALL DANNY D & LINDA						
GRANTEE: CHILDS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W23 S16 BAS=[YR=2007] S25 BAS=[YR=2002] S10 W29 S34 FOP=[YR=2003] S8 E52 N8 W52$ E52 N20 R2 U2 N7 U2 L2 N13 W23$ E23 N25 W23$ E23 N16$.

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	1,062.00	SF	5.20	5.20	100	1998	1998	3	75	4,142	
3	0510	GARAGE WD-	0	100	38	24	912.00	SF	35.00	35.00	100	1998	1998	3	26	8,299	
4	0812	CONCRETE C	0	100	0	0	1,638.00	SF	4.00	4.00	100	2003	2003	3	83	5,438	
5	0812	CONCRETE C	0	100	0	0	5,822.00	SF	4.00	4.00	100	2007	2007	3	88	20,493	
6	0510	GARAGE WD-	0	100	39	18	702.00	SF	24.50	24.50	100	2007	2007	3	48	8,256	
7	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2007	2007	3	72	2,350	
8	0462	ST/AL FNC	0	100	0	0	108.00	SF	10.00	10.00	100	2007	2007	3	48	518	
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 52,722

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	172.00	381.00	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 08/06/2024 BY SYS