BLOCK 1 LOT 43
INOR 540/895
SHEFFIELD VILLAGE PB 5/28-29

PHELPS JANET F
54411 VIKKI ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

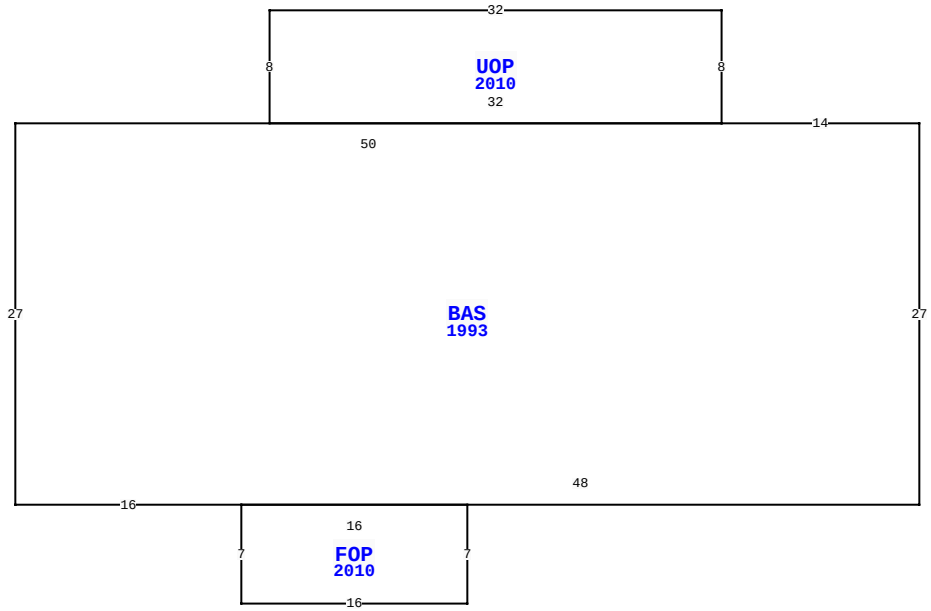
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,728	100	1,728	44,054
FOP	112	30	34	867
UOP	256	25	64	1,632
TOTALS	2,096		1,826	46,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,826	121.4000	84.98	155,173	1988	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr



54411 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		46,552
TOTAL MARKET OB/XF VALUE		7,986
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		99,538
SOH/AGL Deduction		49,878
ASSESSED VALUE		49,660
TOTAL EXEMPTION VALUE	HX HB WX SL	49,660
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		99,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5613	GARAGE	10,608	04/05/1989
7265	MH MOVE-ON	25,000	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0540/0895	4/13/1988	WD	Q	V		13,000

GRANTOR: HMS AMELIA INC
GRANTEE: PHELPS JAMES H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2010] N8 W32 S8 E32$ W50 S27 E16
FOP=[YR=2010] S7 E16 N7 W16$E48 N27$.

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	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	100	0	0	472.00	SF	6.50	6.50	100	1989	1989	3	57	1,749	
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	26.25	26.25	100	1995	1995	3	23	3,767	
4	1242	WD DECK A	0	100	0	0	115.00	SF	10.00	10.00	100	1995	1995	3	20	230	

LAND DESCRIPTION

TOTAL OB/XF 7,986

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS