BLOCK 1 LOT 48
SHEFFIELD VILLAGE PB 5/28-29

MCCONNELL TYLER SCOTT/TAYLOR KAITLYN BROOKE
54145 VIKKI ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0480

BUILDING CHARACTERISTICS

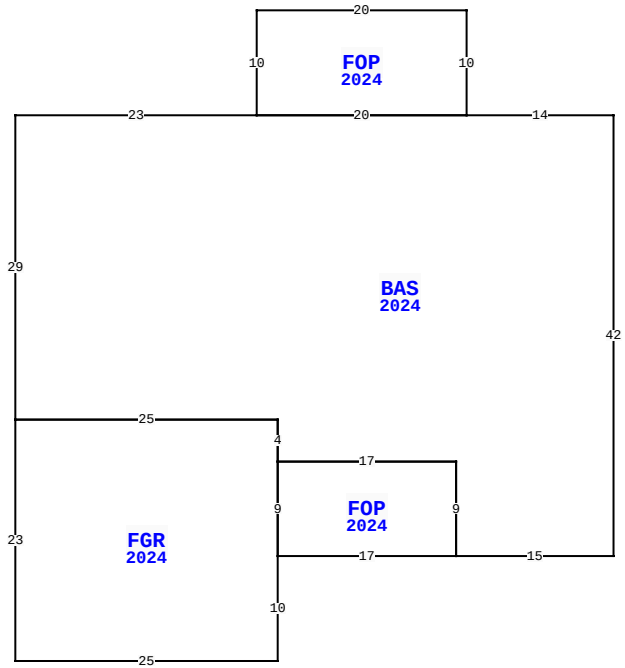
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,916	100	1,916	251,149
FGR	575	55	316	41,421
FOP	153	30	46	6,030
FOP	200	30	60	7,865
TOTALS	2,844		2,338	306,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,338	104.8600	131.08	306,465	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1916 HX Base Yr



54145 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	306,465
TOTAL MARKET OB/XF VALUE	2,860
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	354,325
SOH/AGL Deduction	0
ASSESSED VALUE	354,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,325
TOTAL JUST VALUE	354,325
NCON VALUE	309,325
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-13850	CO		11/15/2023
22013850	NEW CONSTR	315,300	09/12/2022
22003027	DEMOLITION	4,500	02/24/2022
9049	MH MOVE-ON	20,000	09/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2704/592	3/29/2024	WD	Q	I	01	385,000
GRANTOR: CHANCEY INVESTMENTS L						
GRANTEE: MCCONNELL TYLER SCO						
2538/0313	2/03/2022	WD	U	I	37	25,000
GRANTOR: JOHNSON JUDY S						
GRANTEE: CHANCEY INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] E23 E20 E14 S42 W15 N9 W17 N4 W25 N29 $
FGR=[YR=2024;ORIG=20,52] N23 E25 S4 S9 S10 W25 $
FOP=[YR=2024;ORIG=45,33] E17 S9 W17 N9 $
FOP=[YR=2024;ORIG=43,0] E20 N10 W20 S10 $
.

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
3	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	2024	2023		100	2,860	

LAND DESCRIPTION

TOTAL OB/XF 2,860

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/24/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS