

BLOCK 1 LOT 54
SHEFFIELD VILLAGE PB 5/28 & 29

ALLEN SAMANTHA LYNETTA
54002 VIKKI RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0540



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																				
Exterior Wall	30	VINYL 100	0800	02	1,680	140.6400	105.48	177,206	2000	2010	0	0	0	34.00	66.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2024													Heated Area: 1680										HX Base Yr 2024									
Roof Cover	03	COMP SHNGL 100	BAS 2000																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	08	SHT VINYL 20																																	
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 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	1,680	100	1,680	116,956																															
TOTALS			1,680	1,680	116,956																														
EXTRA FEATURES			54002 VIKKI RD, CALLAHAN																																
L N	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	2000	2000	3	84	2,940																				
2	1242	WD DECK A	0 100	24	10	240.00	SF	10.00	10.00	100	2001	2001	3	20	480																				
3	0810	CONCRETE A	0 100	18	38	684.00	SF	6.50	6.50	100	2009	2009	3	90	4,001																				
4	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.30	18.30	100	2003	2003	3	21	1,107																				
5	0751	UOP	0 100	30	10	300.00	SF	10.00	10.00	100	2003	2003	3	32	960																				
LAND DESCRIPTION			TOTAL OB/XF 9,488																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	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 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																																			