BLOCK 6 LOT 15
IN OR 2577/1318
SHEFFIELD VILLAGE PB 5/28 & 29

BENYAMIN KFIR
54528 VIKKI ROAD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299S-0006-0150**

## BUILDING CHARACTERISTICS

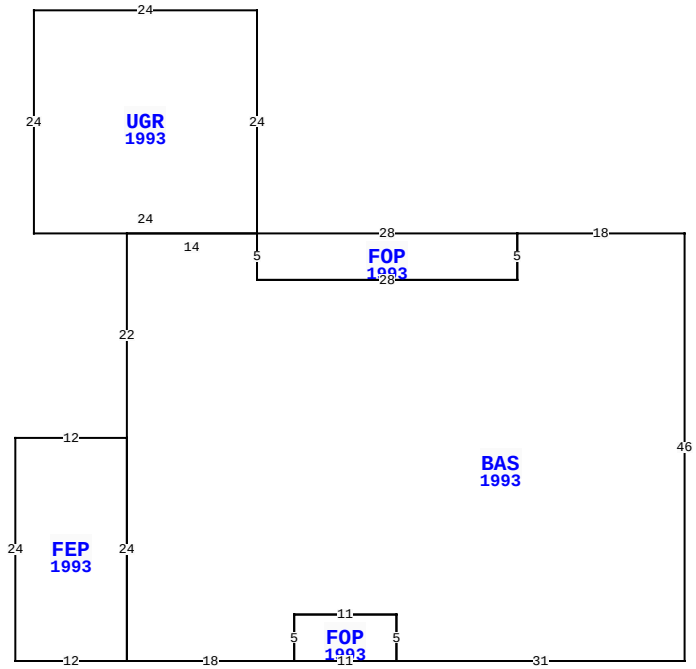
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,565 | 100 | 2,565 | 199,051 |
| FEP | 288 | 80 | 230 | 17,848 |
| FOP | 55 | 30 | 16 | 1,242 |
| FOP | 140 | 30 | 42 | 3,260 |
| UGR | 576 | 45 | 259 | 20,099 |
| TOTALS | 3,624 | | 3,112 | 241,499 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,112 | 98.5320 | 93.61 | 291,314 | 1986 | 1986 | 0 | 0 | 0 | 17.10 | 82.90 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2565 HX Base Yr




54528 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 | 241,499 |
| TOTAL MARKET OB/XF VALUE | 8,041 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 294,540 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 294,540 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 294,540 |
| TOTAL JUST VALUE | 294,540 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 283,681 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2577/1318 | 6/30/2022 | WD | Q | I | 01 | 327,000 |
| GRANTOR: PUGH DAVID G & NATASH | | | | | | |
| GRANTEE: BENYAMIN KFIR | | | | | | |
| 1287/1134 | 1/13/2005 | WD | U | I | 01 | 100 |
| GRANTOR: PUGH DAVID G | | | | | | |
| GRANTEE: PUGH DAVID G & NATA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=1993] S5 W28 N5 E28 $ S5 W28 N5 UGR=[YR=1993] N24 W24 S24 E24$W14 S22 FEP=[YR=1993] W12 S24 E12 N24$ S24 E18 FOP=[YR=1993] N5 E11 S5 W11$ N5 E11 S5 E31 N46$.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,292.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 54.5 | 7,177 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,041

| 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 | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS