BLOCK 1 LOT 39
IN OR 933/36
SHEFFIELD VILLAGE PB 5/28 & 29

HOLTON JOHNNIE B JR
54553 VIKKI ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

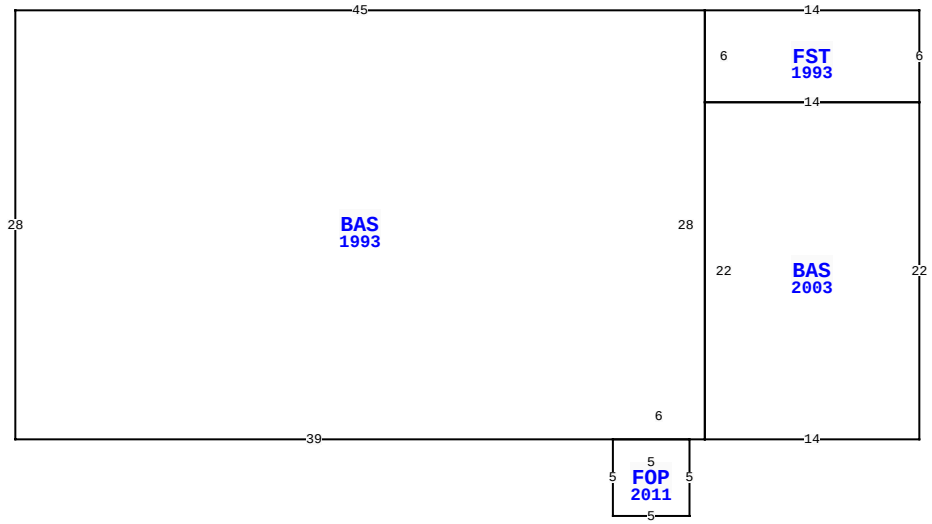
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	135,380
BAS	308	100	2003	308	33,093
FOP	25	30	2011	8	859
FST	84	55	1993	46	4,943
TOTALS	1,677			1,622	174,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,622	96.9000	127.91	207,470	1985	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 0 Heated Area: 1568 HX Base Yr 1986



54553 VIKKI RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,275
TOTAL MARKET OB/XF VALUE		4,031
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,306
SOH/AGL Deduction		123,411
ASSESSED VALUE		104,895
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,173
TOTAL JUST VALUE		228,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24921	CARPORT	8,203	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0933/0036	5/19/2000	WD	U	I	10	43,900
GRANTOR: SCAFF BETTY SUE & ROS						
GRANTEE: HOLTON JOHNNIE JR &						
0844/0275	8/07/1998	PR	Q	I	01	100
GRANTOR: SCAFF BETTY SUE P/R						
GRANTEE: SCAFF BETTY SUE						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	17.70	17.70	100	2005	2005	3	22	1,121	
2	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2018	2018	3	97	2,910	

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W45 S28 E39 FOP=[YR=2011] S5 E5 N5 W5$ E6 BAS=[YR=2003] E14 N22 W14 S22$ N28$ S6 E14 N6$.

LAND DESCRIPTION

TOTAL OB/XF 4,031

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS