

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

PHELPS JANET F
54411 VIKKI ROAD
CALLAHAN, FL 32011

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	50,347
FOP	112	30	2010	34	991
UOP	256	25	2010	64	1,865
TOTALS	2,096			1,826	53,202

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	97.12	177,341	1988	1995	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1728											
HX Base Yr 1989											
54411 VIKKI RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/31/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0810	CONCRETE A	0 100	0	0	472.00	SF	6.50	6.50	100	1989
3	0510	GARAGE WD-	0 100	24	26	624.00	SF	26.25	26.25	100	1995
4	1242	WD DECK A	0 100	0	0	115.00	SF	10.00	10.00	100	1995

TOTAL OB/XF											
7,348											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	1.00

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1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
53,202											
TOTAL MARKET OB/XF VALUE											
7,348											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
110,550											
SOH/AGL Deduction											
59,450											
ASSESSED VALUE											
51,100											
TOTAL EXEMPTION VALUE											
HX HB WX SL											
51,100											
BASE TAXABLE VALUE											
0											
TOTAL JUST VALUE											
110,550											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
99,538											

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\$.							