BLOCK 1 LOT 45
IN OR 1847/1097
SHEFFIELD VILLAGE PB 5/28-29

DAVIS CHRISTINA
54327 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

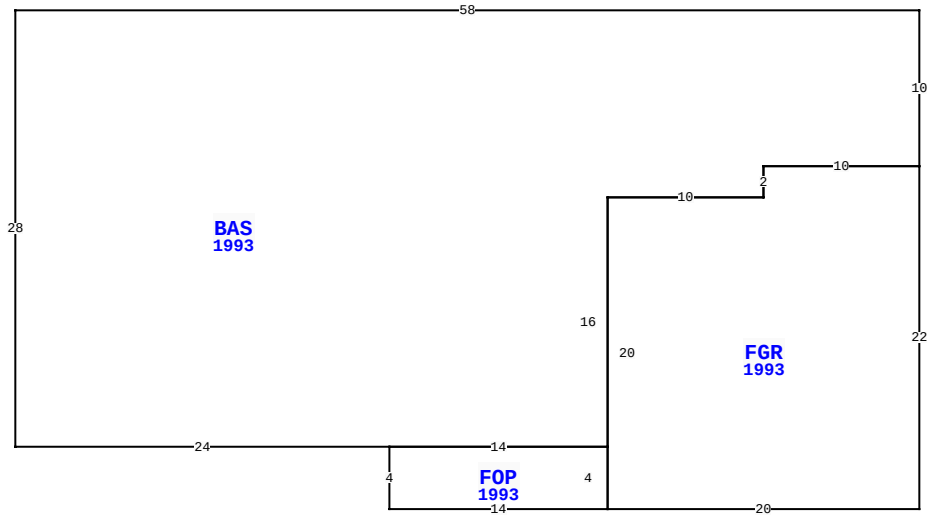
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1993	1,284	124,256
FGR	420	55	1993	231	22,354
FOP	56	30	1993	17	1,645
TOTALS	1,760			1,532	148,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	117.3000	117.30	179,704	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1284 HX Base Yr 2014



54327 VIKKI RD, CALLAHAN

BLD DATE	03/12/2008 KW	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		148,256
TOTAL MARKET OB/XF VALUE		4,659
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		202,915
SOH/AGL Deduction		84,455
ASSESSED VALUE		118,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,738
TOTAL JUST VALUE		202,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327029	REPAIR/RRF	0	04/01/2013
E1225462	CHNGE SRVC	0	10/01/2012
2866	H/AC	1,800	01/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/1097	3/20/2013	WD	Q	I	02	81,700
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: DAVIS CHRISTINA						
1803/0719	7/20/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

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	0811	CONCRETE B	0	100	0	0	1,317.00	SF	5.20	5.20	100	1991	1991	3	59.5	4,075	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200	

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E24 FOP=[YR=1993] S4 E14 FGR=[YR=1993] E20 N22 W10 S2 W10 S20$ N4 W14$ E14 N16 E10 N2 E10 N10$.

LAND DESCRIPTION

TOTAL OB/XF 4,659

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS