BLOCK 1 LOT 46
SHEFFIELD VILLAGE PB 5/28-29

WEAVER JOHN
54247 VIKKI ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0460

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

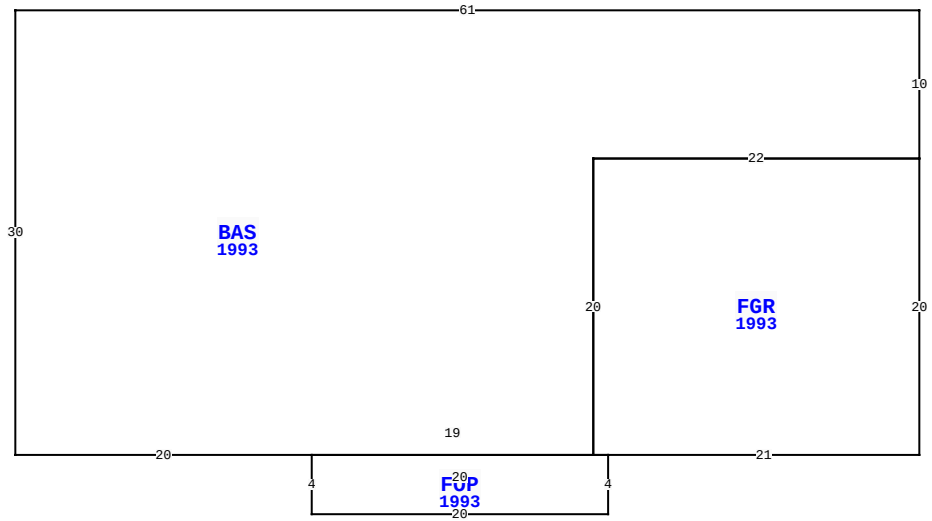
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,390	100	1993	1,390	133,902
FGR	440	55	1993	242	23,313
FOP	80	30	1993	24	2,312
TOTALS	1,910			1,656	159,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	124.3000	124.30	205,841	1989	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1390 HX Base Yr 2021



54247 VIKKI RD, CALLAHAN

BLD DATE		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		159,527
TOTAL MARKET OB/XF VALUE		5,874
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		215,401
SOH/AGL Deduction		51,290
ASSESSED VALUE		164,111
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,389
TOTAL JUST VALUE		215,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5456	NEW CONSTR	54,880	01/20/1989
5653	NEW CONSTR	1,500	01/20/1989
3364	NEW CONSTR	0	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1184	4/27/2019	QC	U	I	11	100
GRANTOR: WEAVER CAROLYN R						
GRANTEE: WEAVER JOHN						
1908/1154	3/13/2014	QC	U	I	11	100
GRANTOR: WEAVER JOHN WAYNE JR						
GRANTEE: WEAVER CAROLYN RENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S30 E20 FOP=[YR=1993] S4 E20 N4
FGR=[YR=1993] E21 N20 W22 S20 E1 $ W20 $ E19 N20 E22 N10 $.

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	84	12	1,008.00	SF	5.20	5.20	100	1990	1990	3	57	2,988	
2	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	100	2002	2002	3	80	1,498	
3	0755	FSP	0	100	20	14	280.00	SF	20.00	20.00	100	2002	2002	3	20	1,120	
4	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	2006	2006	3	86	268	

LAND DESCRIPTION

TOTAL OB/XF 5,874

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 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS