BLOCK 1 LOT 47
SHEFFIELD VILLAGE PB 5/28-29

STEWART CHRISTOPHER/WARD PENNY KAYE
54189 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0470

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

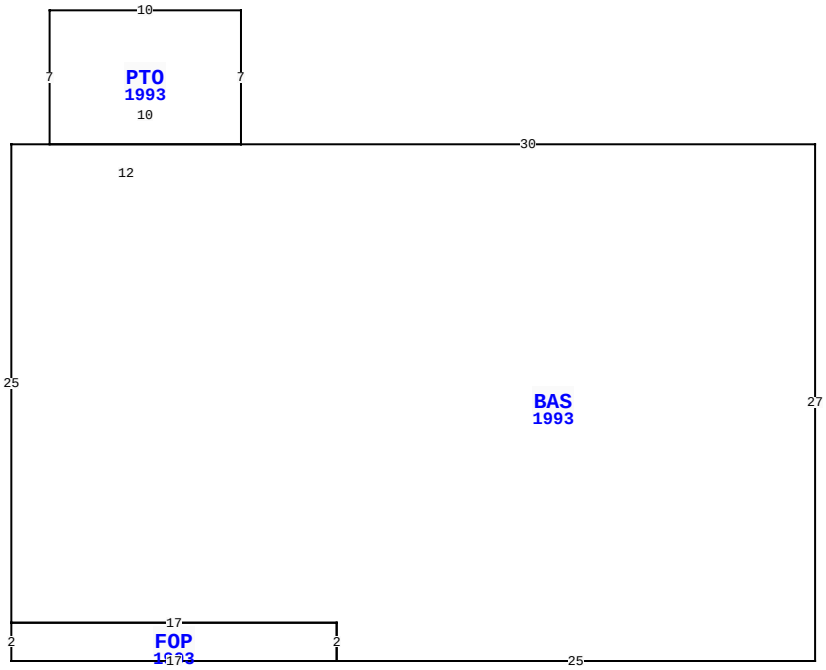
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,100	100	1993	1,100	107,942
FOP	34	30	1993	10	981
PTO	70	5	1993	4	393
TOTALS	1,204			1,114	109,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,114	121.9000	121.90	135,797	1993	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1100 HX Base Yr 2023



54189 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		109,317
TOTAL MARKET OB/XF VALUE		146
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		159,463
SOH/AGL Deduction		5,155
ASSESSED VALUE		154,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,586
TOTAL JUST VALUE		159,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93217	NEW CONSTR	42,692	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1139	10/04/2022	WD	Q	I	01	249,900
GRANTOR: OFFERPAD SPE BORROWER						
GRANTEE: STEWART CHRISTOPHER						
2566/0189	5/26/2022	WD	U	I	37	225,000
GRANTOR: HULST LAWRENCE JR & M						
GRANTEE: OFFERPAD SPE BORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 PTO=[YR=1993] N7 W10 S7 E10$ W12 S25
FOP=[YR=1993] S2 E17 N2 W17$ E17 S2 E25 N27$.

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	8	5	40.00	SF	18.30	18.30	100	2001	2001	3	20	146	

LAND DESCRIPTION

TOTAL OB/XF 146

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 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