

DAVIS JASON & BRANDY
54033 VIKKI RD
CALLAHAN, FL 32011-5968

37-1N-25-299S-0001-0510

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION SUMMARY												
Exterior Wall 10 ABOVE AVG 100										0900	01	2,714	99.1872	130.93	355,344	2001	2003	0	0	0	10.00	90.00	VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2010										Heated Area: 2192 HX Base Yr 2010												
Roof Cover 05 COMP SHNGL 100																				Tax Group: 6 Tax Dist:												
Interior Wall 03 DRYWALL 100																				BUILDING MARKET VALUE 319,810												
Interior Floo 11 CLAY TILE 60																				TOTAL MARKET OB/XF VALUE 23,290												
Interior Floo 14 CARPET 40																				TOTAL LAND VALUE - MARKET 50,000												
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 393,100												
Heating Type 04 AIR DUCTED 100										SOH/AGL Deduction 203,195																						
Bedrooms 4 100										ASSESSED VALUE 189,905																						
Bathrooms 2 100										TOTAL EXEMPTION VALUE HX HB 50,722																						
Frame 02 WOOD FRAME 100										BASE TAXABLE VALUE 139,183																						
Stories 2. 2. 100										TOTAL JUST VALUE 393,100																						
Units 0 100										NCON VALUE 0																						
Occupancy 00 NONE 100										INCOME VALUE																						
										PREVIOUS YEAR MKT VALUE 374,154																						
Quality 01 Quality Level 01																																
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 1,384 100 2001 1,384 163,086																																
BAS 70 100 2006 70 8,249																																
FGR 440 55 2006 242 28,517																																
FGR 240 55 2008 132 15,555																																
FOP 54 30 2001 16 1,886																																
FST 240 55 2006 132 15,555																																
FUS 738 100 2001 738 86,963																																
TOTALS 3,166 2,714 319,810																																
EXTRA FEATURES										54033 VIKKI RD, CALLAHAN																						
L N 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										BLD DATE 12/12/2008 RK LGL DATE 03/31/2025 MLU																						
1 0810 CONCRETE A 0 100 0 0 200.00 SF 6.50 6.50 100 2008 2008 3 88 1,144																																
2 1242 WD DECK A 0 100 8 8 64.00 SF 10.00 10.00 100 2008 2008 3 31 198																																
3 0810 CONCRETE A 0 100 20 30 600.00 SF 6.50 6.50 100 2011 2011 3 91 3,549																																
4 0810 CONCRETE A 0 100 0 0 174.00 SF 6.50 6.50 100 2011 2011 3 91 1,029																																
5 0510 GARAGE WD- 0 100 30 24 720.00 SF 35.00 35.00 100 2011 2011 3 60 15,120																																
6 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2011 2011 3 45 2,250																																
LAND DESCRIPTION										TOTAL OB/XF 23,290																						
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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																						