BLOCK 1 LOTS 52 & 53
IN OR 494/460 & 469
SHEFFIELD VILLAGE PB 5/28 & 29

HANDLEY WENDY JO
54001 VIKKI ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0520

BUILDING CHARACTERISTICS

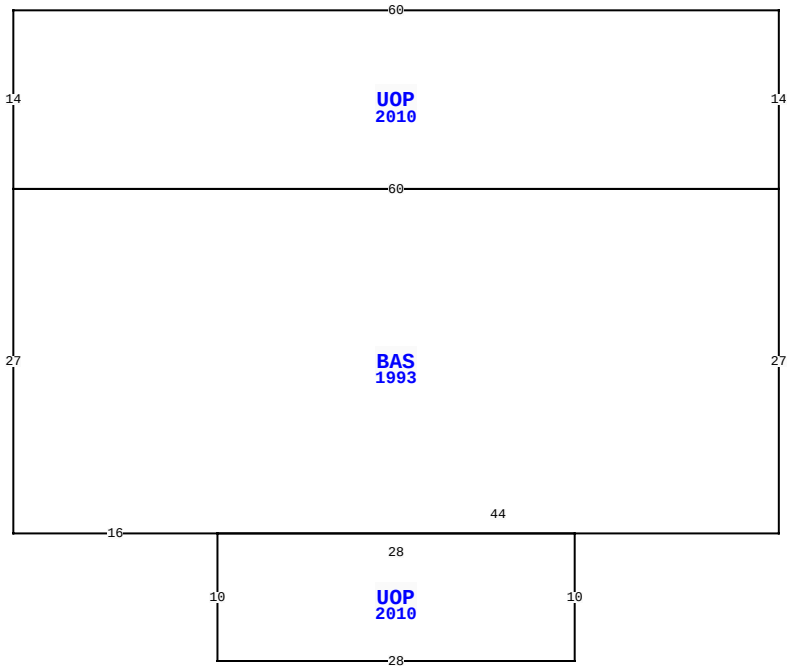
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05
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	1,620	100	1993	1,620	54,680
UOP	280	25	2010	70	2,363
UOP	840	25	2010	210	7,088
TOTALS	2,740			1,900	64,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,900	140.6400	112.51	213,769	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr 2000



54001 VIKKI RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,131
TOTAL MARKET OB/XF VALUE		6,630
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		160,761
SOH/AGL Deduction		89,027
ASSESSED VALUE		71,734
TOTAL EXEMPTION VALUE	HX HB WX	51,734
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		160,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0494/0460	7/01/1986	WD	U	V		10,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W60 S14 BAS=[YR=1993] S27 E16 UOP=[YR=2010] S10 E28 N10 W28$ E44 N27 W60$E60 N14$.

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	0812	CONCRETE C	0	100	0	0	2,908.00	SF	4.00	4.00	100	1990	1990	3	57	6,630	

LAND DESCRIPTION

TOTAL OB/XF 6,630

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	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

REVIEW DATE 04/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS