BLOCK 1 LOT 56
SHEFFIELD VILLAGE PB 5/28-29

MORROW ELIZABETH/GRANGER BRENDON ET AL
54042 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0560

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

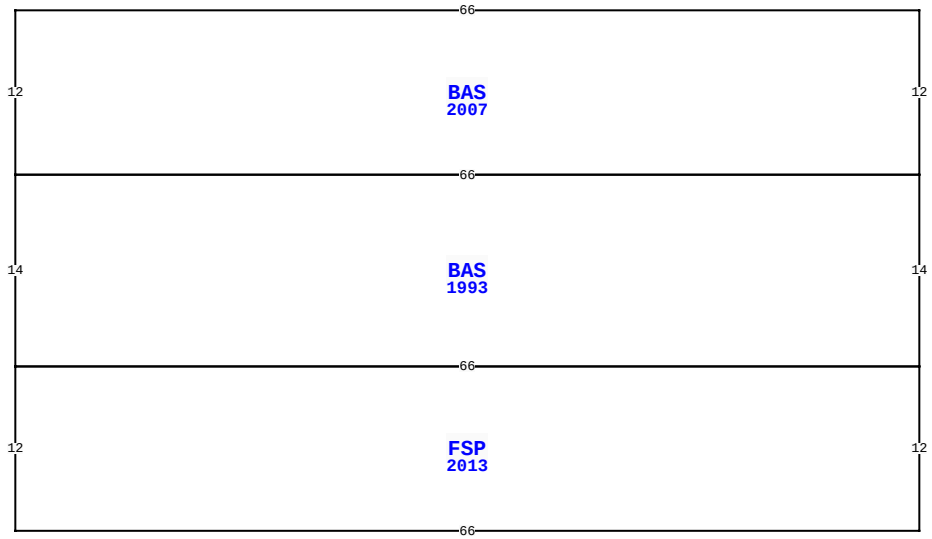
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	79,752
BAS	792	100	2007	792	68,359
FSP	792	60	2013	475	40,998
TOTALS	2,508			2,191	189,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,191	134.8600	107.89	236,387	1986	2016	0	0	0	20.00	80.00

1 M/H 93- – 0% - 2024 Heated Area: 1716 HX Base Yr



54042 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	189,110
TOTAL MARKET OB/XF VALUE	64
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	239,174
SOH/AGL Deduction	0
ASSESSED VALUE	239,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,174
TOTAL JUST VALUE	239,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5719	REMODEL	4,500	05/09/1989
7726	MH MOVE-ON	18,000	02/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1190	6/02/2023	WD	Q	I	01	267,000
GRANTOR: KIHN AARON M & JESSIC						
GRANTEE: MORROW ELIZABETH ET						
2543/1110	2/22/2022	WD	Q	I	01	208,600
GRANTOR: CRIBB DEBRA H						
GRANTEE: KIHN AARON M & JESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-66,12] S14 E66 N14 W66 $
BAS=[YR=2007;ORIG=0,0] W66 S12 E66 N12 $
FSP=[YR=2013;ORIG=-66,26] S12 E66 N12 W66 $
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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	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 64

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	0	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 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