BLOCK 1 LOT 57
IN OR 885/677
SHEFFIELD VILLAGE PB 5/28-29

COLLINS ROBERT L JR & TINA L
54076 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

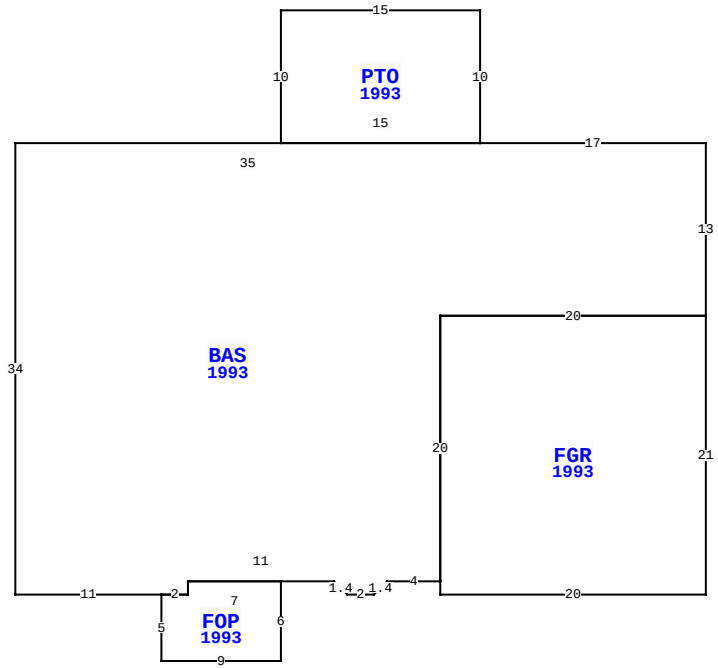
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	129,723
FGR	420	55	1993	231	22,497
FOP	52	30	1993	16	1,558
PTO	150	5	1993	8	779
TOTALS	1,954			1,587	154,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,587	114.2400	114.24	181,299	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 0% - 0 Heated Area: 1332 HX Base Yr



54076 VIKKI RD, CALLAHAN

BLD DATE	05/20/2008	JW	LGL DATE	
XF DATE	05/20/2008	JW	LAND DATE	03/31/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	154,557
TOTAL MARKET OB/XF VALUE	9,981
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	214,538
SOH/AGL Deduction	15,816
ASSESSED VALUE	198,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,722
TOTAL JUST VALUE	214,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93472	NEW CONSTR	63,800	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0885/0677	6/01/1999	WD	Q	I		85,500
GRANTOR: MANGUM MITCHELL E						
GRANTEE: COLLINS ROBERT JR &						
0686/0750	8/11/1993	WD	Q	V		14,000
GRANTOR: NORRIS THOMAS & D K						
GRANTEE: MANGUM MITCHELL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N10 W15 S10 E15$ W35 S34 E11
FOP=[YR=1993] S5 E9 N6 W7 S1 W2$ E2 N1 E11 D1 R1 E2 U1 R1
E4 FGR=[YR=1993] S1 E20 N21W20 S20$ N20 E20 N13$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0812	CONCRETE C	0	0	0	0	1,369.00	SF	4.00	4.00	100	1993	1993	3	64	3,505	
3	1242	WD DECK A	0	0	8	11	88.00	SF	10.00	10.00	100	2000	2000	3	20	176	
4	0510	GARAGE WD-	0	0	16	20	360.00	SF	35.00	35.00	100	2000	2000	3	27	3,402	
5	0350	CARPORT WD	0	0	20	11	220.00	SF	8.58	8.58	100	2000	2000	3	20	378	

LAND DESCRIPTION

TOTAL OB/XF 9,981

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 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