BLOCK 9 LOT 4
SHEFFIELD VILLAGE PB 5/28 & 29

JUEN MARK & MARY
54282 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

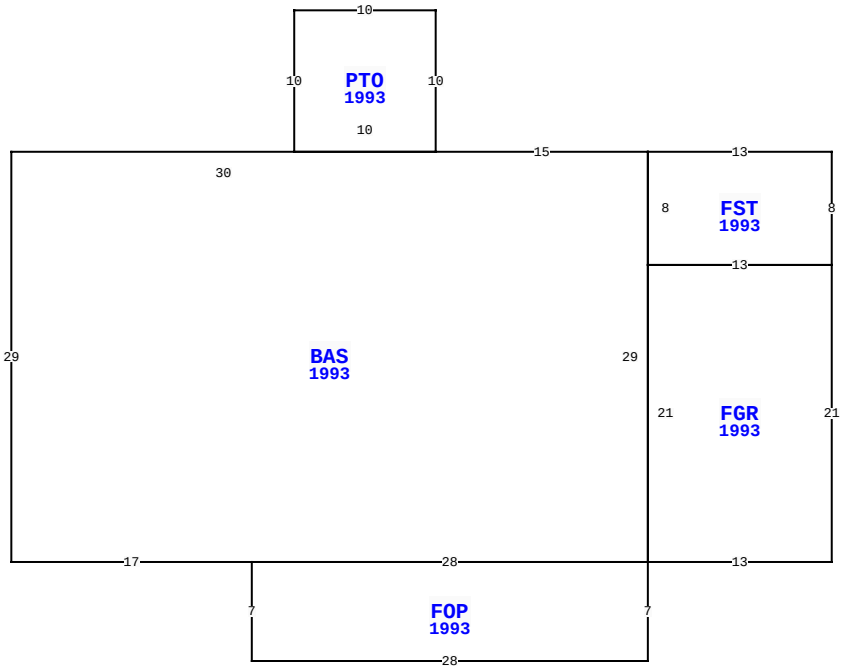
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1993	1,305	112,342
FGR	273	55	1993	150	12,913
FOP	196	30	1993	59	5,079
FST	104	55	1993	57	4,907
PTO	100	5	1993	5	431
TOTALS	1,978			1,576	135,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	100.9800	100.98	159,144	1989	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1305 HX Base Yr 2020



54282 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		135,670
TOTAL MARKET OB/XF VALUE		6,026
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,696
SOH/AGL Deduction		91,748
ASSESSED VALUE		99,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,226
TOTAL JUST VALUE		191,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004592	REPAIR/RRF	15,890	05/01/2019
5680	NEW CONSTR	2,100	01/30/1989
2893	H/AC	2,600	01/26/1989
3355	NEW CONSTR	0	01/11/1989
5390	NEW CONSTR	61,503	12/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1715	5/22/2019	WD	Q	I	02	115,000
GRANTOR: STAPEL HENRY & PAUL &						
GRANTEE: JUEN MARK & MARY (H						
2268/0085	4/08/2019	FJ	U	I	11	0
GRANTOR: STAPEL MARY F EST						
GRANTEE: STAPEL HENRY & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W15 PTO=[YR=1993] N10 W10 S10 E10$ W30 S29 E17 FOP=[YR=1993] S7 E28 N7 W28$ E28 FGR=[YR=1993] E13 N21 W13 S21$ N29$ S8 E13 N8$.

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	2,532.00	SF	4.00	4.00	100	1991	1991	3	59.5	6,026	

LAND DESCRIPTION

TOTAL OB/XF 6,026

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 07/25/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS