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

HALL PAIGE
54262 VIKKI RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0050

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		3 100
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

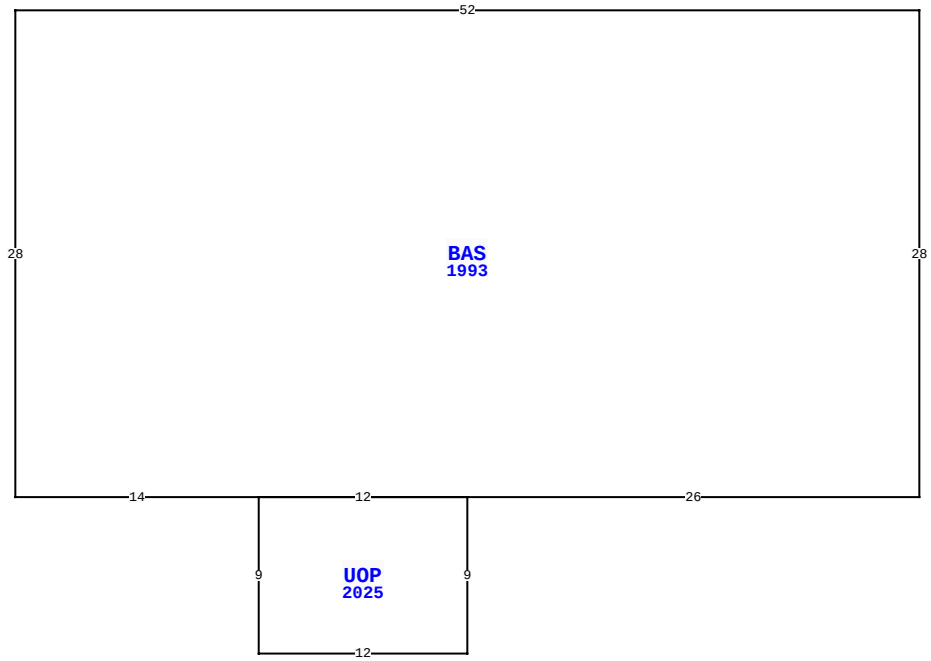
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	166,230
UOP	108	25	2025	27	3,083
TOTALS	1,564			1,483	169,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,483	147.1200	117.70	174,549	1986	2021	0	0	0	3.00	97.00

1 M/H 93- – 100% - 2025 Heated Area: 1456 HX Base Yr 2025



54262 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		169,313
TOTAL MARKET OB/XF VALUE		96
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		219,409
SOH/AGL Deduction		0
ASSESSED VALUE		219,409
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,687
TOTAL JUST VALUE		219,409
NCON VALUE		59,634
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2714/1034	5/23/2024	WD	Q	I	01	245,000
GRANTOR: CRICK MICHAEL						
GRANTEE: HALL PAIGE						
2563/1735	5/13/2022	WD	Q	I	01	210,000
GRANTOR: ANGELI HENRY III						
GRANTEE: CRICK MICHAEL & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W52 S28 E14 E12 E26 N28 $
UOP=[YR=2025;ORIG=-38,28] E12 S9 W12 N9 $
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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	100	6	8	48.00	SF	10.00	10.00	100	1986	1986	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS