

BLOCK 9 LOT 6
IN OR 1247/1527
SHEFFIELD VILLAGE PB 5/28 & 29

WHITE BRIAN & SABRINA
54226 VIKKI ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
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	1,837	100	1993	1,837	209,940
FOP	44	30	1993	13	1,486
FOP	320	30	2020	96	10,971
TOTALS	2,201			1,946	222,397

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00
2	0812	CONCRETE C	0	100	0	0	3,584.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,946	110.6420	146.05	284,213	1990	1995	0	0
1 SNGL FAM - 100% - 2006									
Heated Area: 1837									
HX Base Yr 2006									
22 FOP 1993									

54226 VIKKI RD, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/31/2025 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					235,049				
TOTAL MARKET OB/XF VALUE					17,143				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					302,192				
SOH/AGL Deduction					159,024				
ASSESSED VALUE					143,168				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					92,446				
TOTAL JUST VALUE					302,192				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					287,316				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20527	GARAGE	20,757	09/01/2007
B984869	REMODEL	10,600	04/01/1998
6851	NEW CONSTR	54,000	11/16/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1247/1527	7/23/2004	WD	Q	I	05	124,700			
GRANTOR: SECRETARY OF HOUSING									
GRANTEE: WHITE BRIAN & SABRI									
1211/0947	3/01/2004	WD	U	I	19	100			
GRANTOR: MORTGAGE ELECTRONIC									
GRANTEE: SECRETARY OF HOUSIN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 FOP=[YR=2020] N16 W20 S16 E20\$ W43 S33 E19 FOP=[YR=1993] E22 N2W22 S2\$ N2 E22 S2 E16 N33\$.									

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