

HOLTON JOHNNIE B JR
54553 VIKKI ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0001-0390

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall
Roof Structur

03

Roof Cover

03

Interior Wall

05

Interior Floo

14

Interior Floo

08

Air Condition

03

Heating Type

04

Bedrooms

Bathrooms

Frame

02

Stories

1.

Units

0

BUD8 Adjustme

06

Occupancy

00

Quality

02

DOR CODE

0100

MAP NUM

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,260

100

1993

1,260

141,707

BAS

308

100

2003

308

34,640

FOP

25

30

2011

8

900

FST

84

55

1993

46

5,174

TOTALS

1,677

1,622

182,420

EXTRA FEATURES

L N

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

0940

SHEDS/PORT

0 100

12 24

288.00

SF

17.70

17.70

100

2005

2005

3

21

1,070

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

51,000.00

51,000.00

51,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

51,000

Market:

0

Agricultural:

0

Common:

51,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,622

96.9000

134.69

218,467

1985

1992

0

0

16.50

83.50

1 SNGL FAM

100% - 0

Heated Area: 1568

HX Base Yr 1986

28

45

14

6

28

22

6

39

5

5

5

14

BAS

1993

FST

1993

BAS

2003

FOP

2011

BLD DATE

XF DATE

INC DATE

03/03/2023

NW

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

54553 VIKKI RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

182,420

1,070

51,000

234,490

126,763

107,727

51,411

56,316

234,490

0

228,306

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B24921

CARPORT

8,203

07/01/2011

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0933/0036

5/19/2000

WD U

I

10

43,900

GRANTOR: SCAFF BETTY SUE & ROS

GRANTEE: HOLTON JOHNNIE JR &

0844/0275

8/07/1998

PR Q

I

01

100

GRANTOR: SCAFF BETTY SUE P/R

GRANTEE: SCAFF BETTY SUE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W45 S28 E39 FOP=[YR=2011] S5 E5 N5 W5\$ E6 BAS=[YR=2003] E14 N22 W14 S22\$ N28\$ S6 E14 N6\$.