BLOCK 1 LOT 43
INOR 540/895
SHEFFIELD VILLAGE PB 5/28-29

PHELPS JANET F
54411 VIKKI ROAD
CALLAHAN, FL 32011

**2026**

**37-1N-25-299S-0001-0430**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

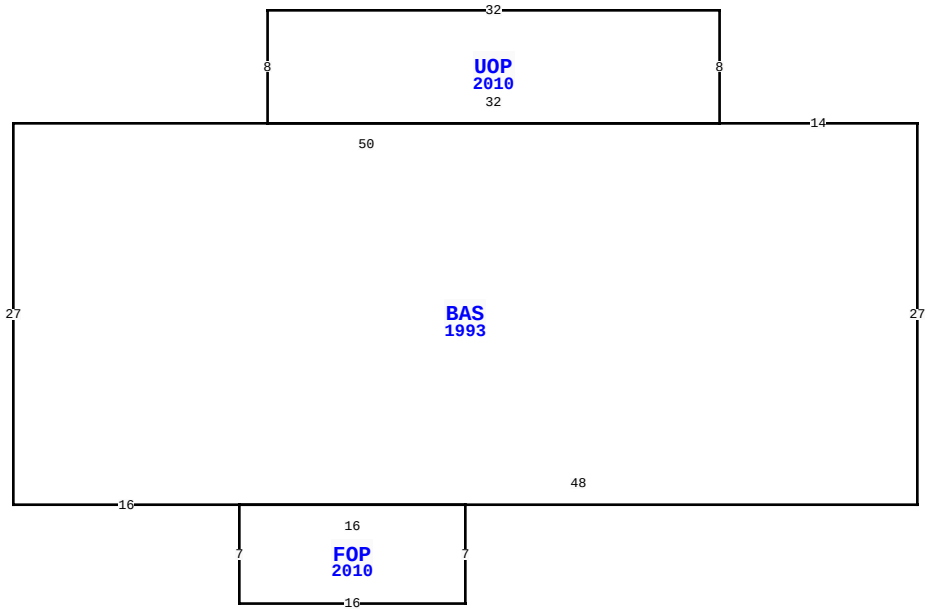
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,728 | 100 | 1993 | 1,728 | 53,494 |
| FOP | 112 | 30 | 2010 | 34 | 1,052 |
| UOP | 256 | 25 | 2010 | 64 | 1,981 |
| TOTALS | 2,096 | | | 1,826 | 56,528 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,826 | 121.4000 | 103.19 | 188,425 | 1988 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 0 Heated Area: 1728 HX Base Yr 1989




54411 VIKKI RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,528 |
| TOTAL MARKET OB/XF VALUE | | 5,606 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 113,134 |
| SOH/AGL Deduction | | 60,654 |
| ASSESSED VALUE | | 52,480 |
| TOTAL EXEMPTION VALUE | HX HB WX SL | 52,480 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 113,134 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 110,550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5613 | GARAGE | 10,608 | 04/05/1989 |
| 7265 | MH MOVE-ON | 25,000 | 05/09/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0540/0895 | 4/13/1988 | WD | Q | V | | 13,000 |

GRANTOR: HMS AMELIA INC
GRANTEE: PHELPS JAMES H

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2010] N8 W32 S8 E32$ W50 S27 E16
FOP=[YR=2010] S7 E16 N7 W16$E48 N27$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 60 | 2,100 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 26 | 624.00 | SF | 26.25 | 26.25 | 100 | 1995 | 1995 | 3 | 20 | 3,276 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 115.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 230 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,606

| 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 | 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