BLOCK 1 LOT 44
IN OR 1222/690
SHEFFIELD VILLAGE PB 5/28 & 29

PRESGRAVES JOSEPH A & DEBRA A
54367 VIKKI RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

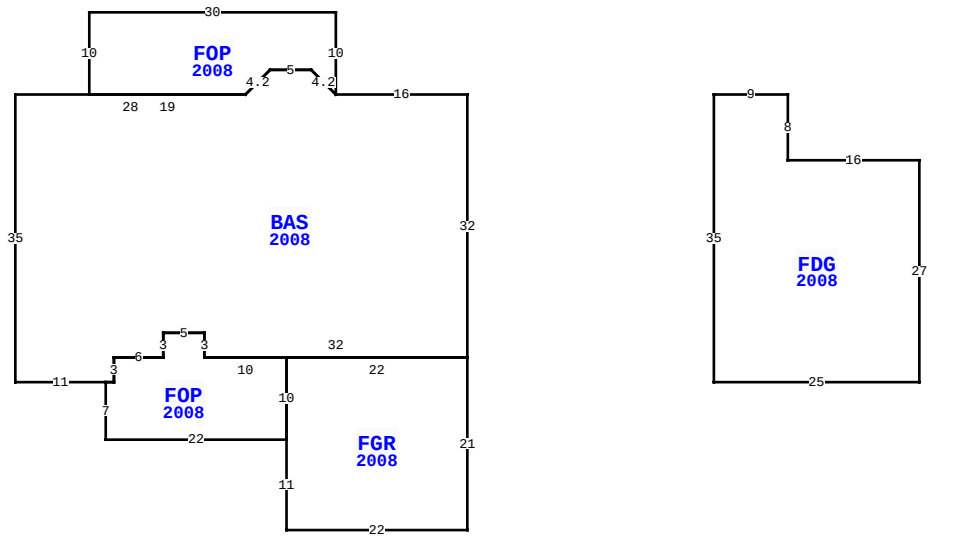
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,805	100	2008	1,805	223,394
FDG	747	60	2008	448	55,447
FGR	462	55	2008	254	31,436
FOP	232	30	2008	70	8,664
FOP	276	30	2008	83	10,273
TOTALS	3,522			2,660	329,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	102.0528	141.85	377,321	2008	2008	0	0	0	12.75	87.25

2 SNGL FAM 100% - 2009 Heated Area: 1805 HX Base Yr 2009



54367 VIKKI RD, CALLAHAN

BLD DATE	03/03/2023 NW	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		329,213
TOTAL MARKET OB/XF VALUE		1,786
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		381,999
SOH/AGL Deduction		184,042
ASSESSED VALUE		197,957
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,546
TOTAL JUST VALUE		381,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20223	CO ISSUED	183,942	07/01/2007
B20223	NEW CONSTR	183,942	07/01/2007
B20224	GARAGE	22,704	07/01/2007
E19654	ELEC OTHER	11,897	07/01/2007
E19655	.	0	07/01/2007
M13116	MECH OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1222/0690	4/14/2004	WD	Q	I		25,000
GRANTOR: VARNEDOE LARRY H & JA						
GRANTEE: PRESGRAVES JOSEPH A						
0512/1247	3/17/1987	WD	Q	V		14,000
GRANTOR: HMS AMELIA INC						
GRANTEE: VARNEDOE LARRY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N10 W30 S10 E19 U3 R3 E5 D3 R3 $ U3 L3 W5 D3 L3 W28 S35 E11 FOP=[YR=2008] S7 E22 FGR=[YR=2008] S11 E22 N21 W22 S10 $ N10 W10 N3 W5 S3 W6 S3 W1 $ E1 N3 E6 N3 E5 S3 E32 N32 $ PTR= E30 FDG=[YR=2008] S35 E25 N27 W16 N8 W9 $ W30 $.

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
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2009	2009	3	31	1,786	

LAND DESCRIPTION

TOTAL OB/XF 1,786

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	273.00	163.00	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