BLOCK 1 LOT 48
SHEFFIELD VILLAGE PB 5/28-29

MCCONNELL TYLER SCOTT/TAYLOR KAITLYN BROOKE
54145 VIKKI RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0480

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Quality	01	Quality Level 01

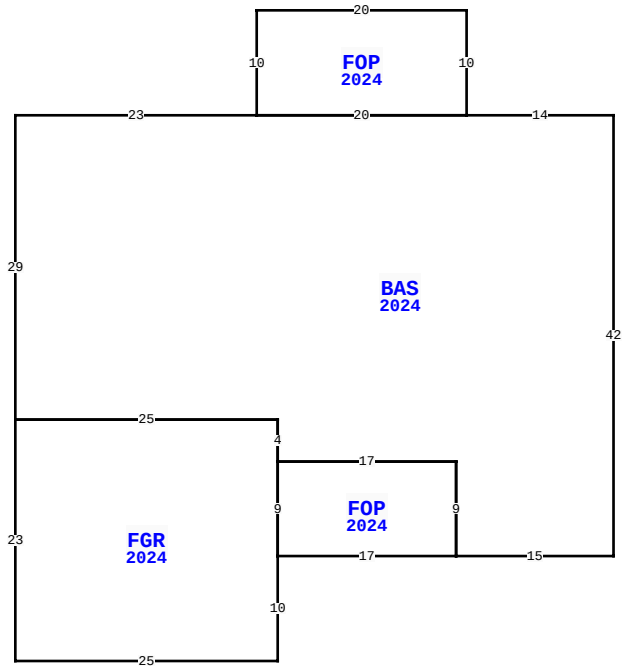
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2024	1,916	254,755
FGR	575	55	2024	316	42,016
FOP	153	30	2024	46	6,116
FOP	200	30	2024	60	7,978
TOTALS	2,844			2,338	310,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,338	96.1380	133.63	312,427	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 1916 HX Base Yr 2025



54145 VIKKI RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,865
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		361,865
SOH/AGL Deduction		2,875
ASSESSED VALUE		358,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		307,579
TOTAL JUST VALUE		361,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-13850	CO		11/15/2023
22013850	NEW CONSTR	315,300	09/12/2022
22003027	DEMOLITION	4,500	02/24/2022
9049	MH MOVE-ON	20,000	09/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2704/592	3/29/2024	WD	Q	I	01	385,000
GRANTOR: CHANCEY INVESTMENTS L						
GRANTEE: MCCONNELL TYLER SCO						
2538/0313	2/03/2022	WD	U	I	37	25,000
GRANTOR: JOHNSON JUDY S						
GRANTEE: CHANCEY INVESTMENTS						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] E23 E20 E14 S42 W15 N9 W17 N4 W25 N29 $
FGR=[YR=2024;ORIG=20,52] N23 E25 S4 S9 S10 W25 $
FOP=[YR=2024;ORIG=45,33] E17 S9 W17 N9 $
FOP=[YR=2024;ORIG=43,0] E20 N10 W20 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 07/24/2023 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS