BLOCK 1 LOT 49
SHEFFIELD VILLAGE PB 5/28 & 29

JOHNSON JUDY S L/E/
54111 VIKKI ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

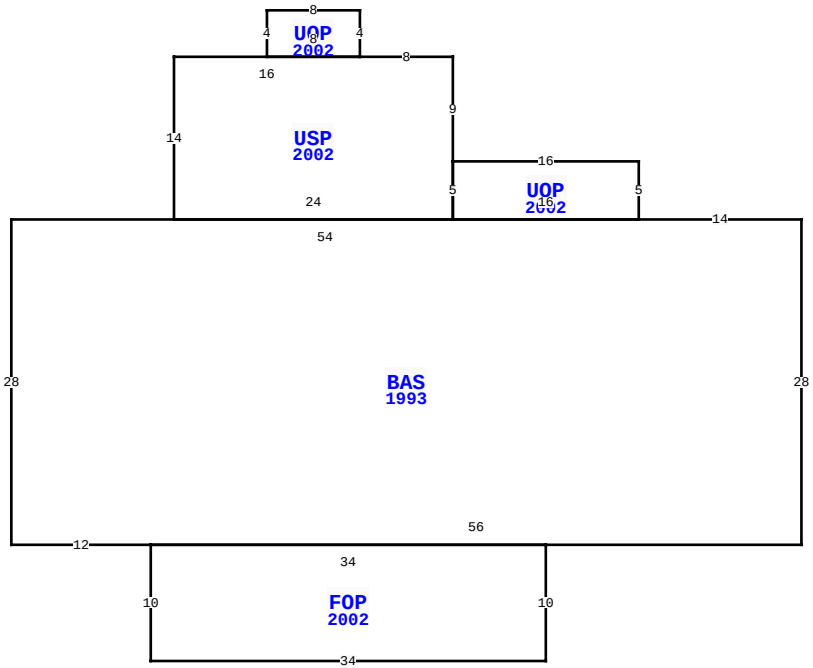
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,904	100	1993	1,904	56,903
FOP	340	30	2002	102	3,048
UOP	32	25	2002	8	239
UOP	80	25	2002	20	598
USP	336	50	2002	168	5,021
TOTALS	2,692			2,202	65,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,202	117.2000	99.62	219,363	1989	1994	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1904 HX Base Yr 1990



54111 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		65,809
TOTAL MARKET OB/XF VALUE		3,581
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		120,390
SOH/AGL Deduction		19,777
ASSESSED VALUE		100,613
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		44,202
TOTAL JUST VALUE		120,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7910	MH MOVE-ON	42,000	08/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/327	6/17/2026	QC	U	I	11	100
GRANTOR: JOHNSON JUDY S						
GRANTEE: JOHNSON DAVID WAYNE						
0577/0280	8/18/1989	WD	Q	V		11,900
GRANTOR: HMS AMELIA INC						
GRANTEE: JOHNSON WAYNE & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2002] N5 W16 USP=[YR=2002] N9 W8 UOP=[YR=2002] N4 W8 S4 E8$ W16 S14 E24 N5$ S5 E16$ W54 S28 E12 FOP=[YR=2002] S10 E34 N10 W34$ E56 N28$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0510	GARAGE WD-	0	100	0	0	288.00	SF	24.50	24.50	100	1992	1992	3	20	1,411	

LAND DESCRIPTION

TOTAL OB/XF 3,581

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 01/04/2023 BY KW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS