BLOCK 1 LOT 54
SHEFFIELD VILLAGE PB 5/28 & 29

ALLEN SAMANTHA LYNETTA
54002 VIKKI RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0540

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	05	Quality Level 05

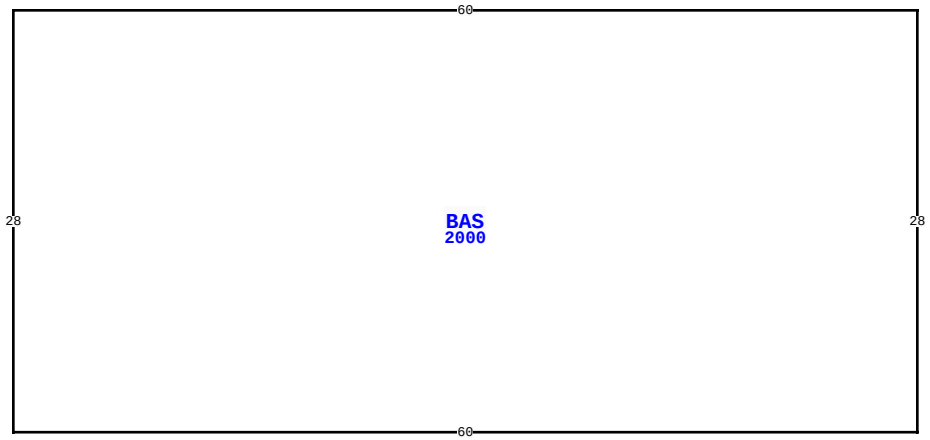
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2000	1,680	131,845
TOTALS	1,680			1,680	131,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	140.6400	126.58	212,654	2000	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2024 Heated Area: 1680 HX Base Yr 2024



54002 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		131,845
TOTAL MARKET OB/XF VALUE		5,239
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		188,084
SOH/AGL Deduction		6,905
ASSESSED VALUE		181,179
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,768
TOTAL JUST VALUE		188,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003242	MH MOVE-ON	0	08/01/2000
MH992840	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/0902	2/28/2023	WD	Q	I	02	209,000
GRANTOR: PENNINGTON MARILYN M						
GRANTEE: ALLEN SAMANTHA LYNE						
2410/1581	11/19/2020	WD	Q	I	01	175,000
GRANTOR: STANTON PAULINE C & J						
GRANTEE: PENNINGTON MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S28 E60 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2001	2001	3	20	480	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	2003	2003	3	20	1,054	
5	0751	UOP	0	100	30	10	300.00	SF	10.00	10.00	100	2003	2003	3	29	870	

LAND DESCRIPTION

TOTAL OB/XF 5,239

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	0006	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