BLOCK 1 LOT 55
IN OR 2128/231
SHEFFIELD VILLAGE PB 5/28 & 29

DE ASSIS MAIRO CAMPOS/BORJA EMILY ANN
54014 VIKKI ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

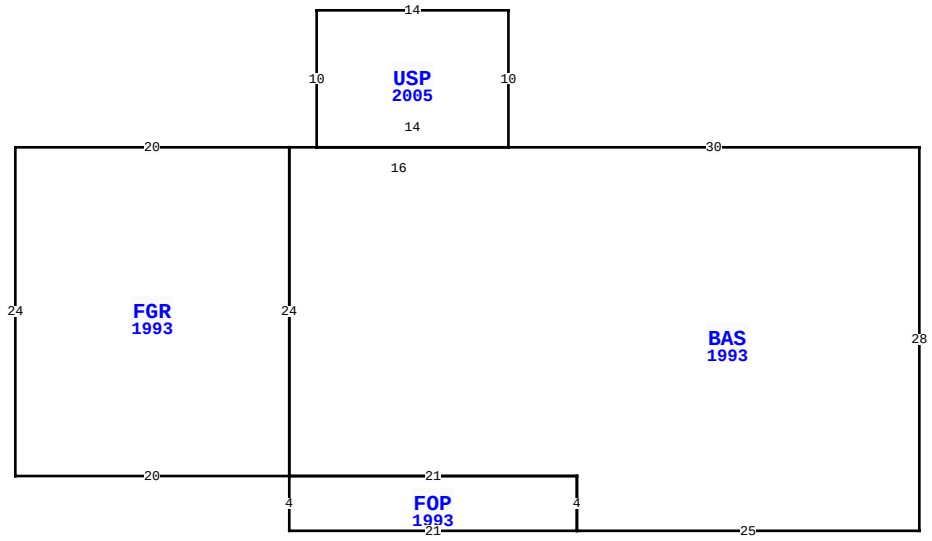
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,204	100	1993	1,204	156,537
FGR	480	55	1993	264	34,324
FOP	84	30	1993	25	3,251
USP	140	30	2005	42	5,461
TOTALS	1,908			1,535	199,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,535	103.6422	144.06	221,132	1992	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2018 Heated Area: 1204 HX Base Yr 2018



54014 VIKKI RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,572
TOTAL MARKET OB/XF VALUE		482
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		251,054
SOH/AGL Deduction		91,838
ASSESSED VALUE		159,216
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,805
TOTAL JUST VALUE		251,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8073	NEW CONSTR	57,814	05/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/0231	6/15/2017	WD	Q	I	01	159,000
GRANTOR: WARD MICHAEL E & HOLL						
GRANTEE: DE ASSIS MAIRO CAMP						
1352/1442	9/26/2005	WD	Q	I		153,100
GRANTOR: COBB MICHAEL ALLEN &						
GRANTEE: WARD MICHAEL E & HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=2005] N10 W14 S10 E14$ W16
FGR=[YR=1993] W20 S24 E20 FOP=[YR=1993] S4 E21 N4 W21$ N24 $
S24 E21 S4 E25 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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1995	1995	3	20	482	

LAND DESCRIPTION

TOTAL OB/XF 482

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