BLOCK 7 LOT 10
IN OR 1649/112
1988 FLEE DW/MH

STECKER RONALD L JR
54466 VIKKI RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

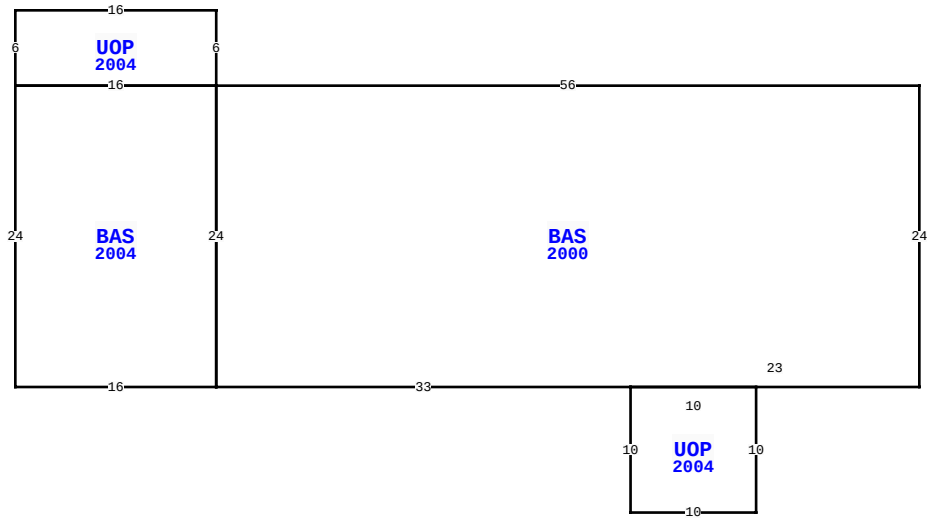
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,344	100	2000	1,344	44,183
BAS	384	100	2004	384	12,624
UOP	96	25	2004	24	789
UOP	100	25	2004	25	822
TOTALS	1,924			1,777	58,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,777	128.9200	109.58	194,724	1988	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2010 Heated Area: 1728 HX Base Yr 2010



54466 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		58,417
TOTAL MARKET OB/XF VALUE		3,182
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		112,599
SOH/AGL Deduction		60,456
ASSESSED VALUE		52,143
TOTAL EXEMPTION VALUE	HX HB	27,143
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1649/0112	11/13/2009	WD	Q	I	01	99,000
GRANTOR: SMITH DONALD & VICKI						
GRANTEE: STECKER RONALD L JR						
1537/0004	11/21/2007	WD	Q	I	05	55,300
GRANTOR: LASALLE BANK NATIONAL						
GRANTEE: SMITH DONALD & VICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 UOP=[YR=2004] N6 W16S6 BAS=[YR=2004] S24 E16 N24 W16$ E16 $ S24 E33 UOP=[YR=2004] S10 E10 N10 W10$ E23 N24$.

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	1242	WD DECK A	0	100	12	8	132.00	SF	10.00	10.00	100	1998	1998	3	20	264	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	

LAND DESCRIPTION

TOTAL OB/XF 3,182

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