BLOCK 9 LOT 7
IN OR 594/176
SHEFFIELD VILLAGE PB 5/28 & 29

MCDUGALD DAVID W & LINDA R
54200 VIKKI RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0009-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

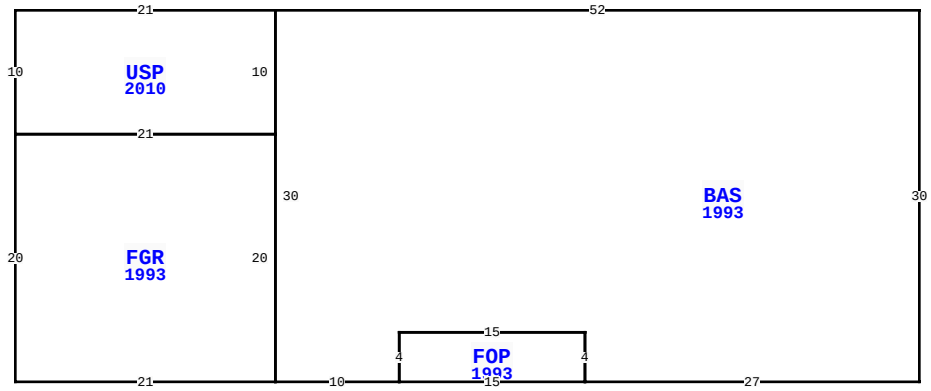
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,500	100	1993	1,500	174,666
FGR	420	55	1993	231	26,899
FOP	60	30	1993	18	2,096
USP	210	30	2010	63	7,336
TOTALS	2,190			1,812	210,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,812	108.0900	150.25	272,253	1990	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 0 Heated Area: 1500 HX Base Yr 1981



54200 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		210,996
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		264,236
SOH/AGL Deduction		138,517
ASSESSED VALUE		125,719
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,308
TOTAL JUST VALUE		264,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6433	TEMP POLE	1,500	01/17/1990
6220	NEW CONSTR	53,384	01/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0594/0176	3/30/1990	WD	Q	I		74,000
GRANTOR: HARVELL ROSCOE & S						
GRANTEE: MCDUGALD DAVID & L						
0569/0411	5/04/1989	WD	Q	V		7,500
GRANTOR: HMS AMELIA INC						
GRANTEE: HARVELL ROSCOE & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 USP=[YR=2010] W21 S10 FGR=[YR=1993] S20 E21 N20 W21$E21 N10$ S30 E10 FOP=[YR=1993] E15 N4 W15 S4 $ N4 E15 S4 E27 N30 $.

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	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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