

FOURAKER FAMILY REV TRUST/FOURAKER GERALD A TRUSTE
54489 VIKKI ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0001-0410

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

08

SHT VINYL 40

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

06 Quality Level 06

DOR CODE

0200 MOBILE HOME

MAP NUM

MKT AREA 08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,679

100

1,679

177,212

UOP

96

25

24

2,533

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,703

151.3200

113.49

193,273

2018

2018

0

0

7.00

93.00

1 M/H 94+ - 100% - 2019

Heated Area: 1679

HX Base Yr 2019

30

-56-

30

23.11

-1161-

-15.11-

6

-16-

6

BAS

2018

UOP

2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

54489 VIKKI RD, CALLAHAN

L N

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

0812

CONCRETE C

0 100

0

0

1,266.00

SF

4.00

4.00

100

2018

2018

3

97

4,912

2

0351

CARPORT MT

1 100

26

16

416.00

SF

10.00

10.00

100

2023

2008

35

1,456

3

0351

CARPORT MT

1 100

40

20

800.00

SF

10.00

10.00

100

2023

2018

82

6,560

4

0351

CARPORT MT

1 100

32

20

640.00

SF

10.00

10.00

25

2023

2022

72

4,608

5

0681

POLE SHED

1 100

24

12

288.00

SF

15.00

15.00

100

2023

2023

100

4,320

LAND DESCRIPTION

TOTAL OB/XF

21,856

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000102

C

SFR/MH

100

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

06/14/2023

BY

KWA

Total Acres: 0.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

220,488

TOTAL MARKET OB/XF VALUE

21,856

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

287,344

SOH/AGL Deduction

116,362

ASSESSED VALUE

170,982

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

120,982

TOTAL JUST VALUE

287,344

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

280,146

BLDG:1:3: RP: 12767016 + 12767017

BLDG:1:1: DW/MH/ID ROC733797NC(A/B)

MISC STRG CONTAINER = NV

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2210580

GARAGE

109,027

12/01/2022

18003256

CO ISSUED

0

07/16/2018

1800440

MH MOVE-ON

0

05/01/2018

MH961296

MH MOVE-ON

0

01/01/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I V I

RSN CD

SALE PRICE

2185/1763

3/23/2018

DG U

I

11

10,000

GRANTOR:FOURAKER GERALD A & C

GRANTEE:FOURAKER FAMILY REV

2097/1954

1/27/2017

WD Q

I

01

42,000

GRANTOR:HALL DANNY & LINDA

GRANTEE:FOURAKER GERALD A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=1,-7] W56 S30 D0.1R23.11 U0.1R16.1 U0R15.11 N30 \$

UOP=[YR=2023;ORIG=-15,23] W16 S6 E16 N6 \$

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