BLOCK 1 LOT 41
IN OR 2185/1763
SHEFFIELD VILLAGE PB 5/28 & 29

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

2025

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

NASSAU COUNTY PROPERTY

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 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

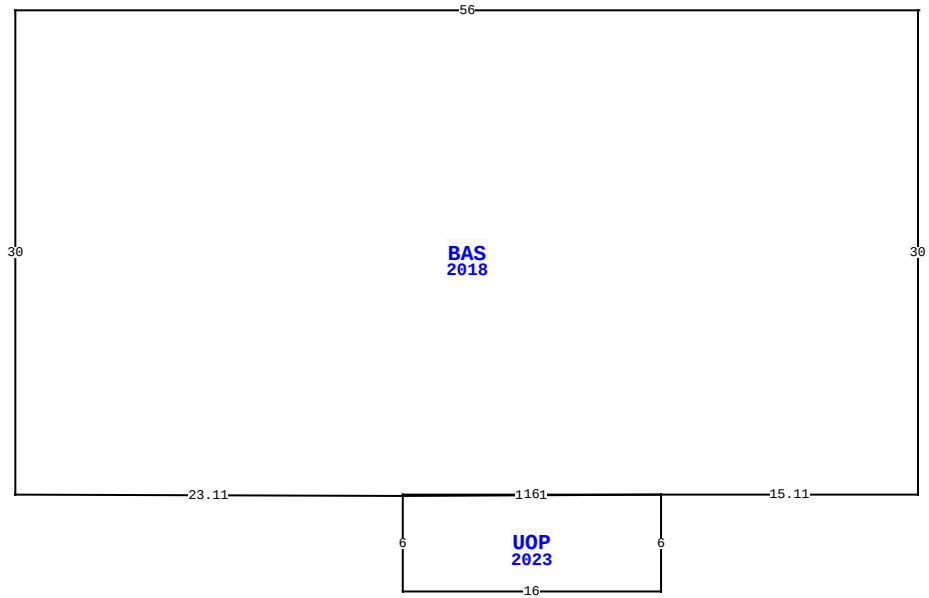
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	2018	1,679	194,358
UOP	96	25	2023	24	2,778
TOTALS	1,775			1,703	197,136

MARKET ADJUSTMENTS

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	128.62	219,040	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2019 Heated Area: 1679 HX Base Yr 2019



54489 VIKKI RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,215
TOTAL MARKET OB/XF VALUE		21,028
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		311,243
SOH/AGL Deduction		135,303
ASSESSED VALUE		175,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,218
TOTAL JUST VALUE		311,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,344

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 /	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 &						

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	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		31	1,290	
3	0351	CARPORT MT	1	100	40	20	800.00	SF	10.00	10.00	100	2023	2018		78	6,240	
4	0351	CARPORT MT	1	100	32	20	640.00	SF	10.00	10.00	25	2023	2022		68	4,352	
5	0681	POLE SHED	1	100	24	12	288.00	SF	15.00	15.00	100	2023	2023		98	4,234	

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,028

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	50,000.00	50,000.00	50,000							

REVIEW DATE 06/14/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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IN OR 2185/1763
SHEFFIELD VILLAGE PB 5/28 & 29

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2025

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

BUILDING CHARACTERISTICS

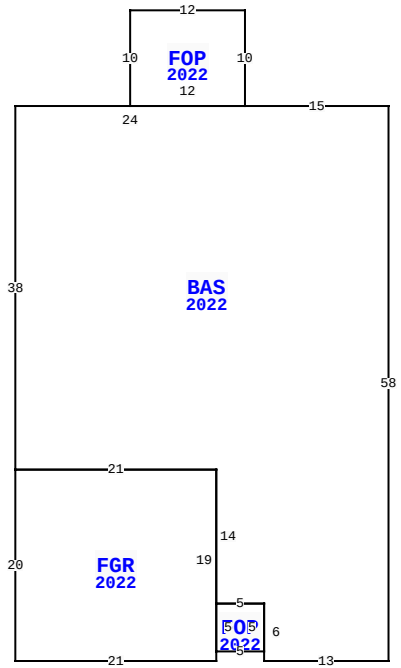
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2022	1,812	37,402
FGR	420	55	2022	231	4,768
FOP	25	30	2022	8	165
FOP	120	30	2022	36	743
TOTALS	2,377			2,087	43,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,087	56.3500	20.85	43,514	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 1812 HX Base Yr 2019



54489 VIKKI RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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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=2022] W15 FOP=[YR=2022] N10 W12 S10 E12$ W24 S38
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N5 W5 S5$ N19
W21$ E21 S14 E5 S6 E13 N58 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/14/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS