BLOCK 6 LOT 19
SHEFFIELD VILLAGE PB 5/28 & 29

HICKMAN DAVID M JR & CRYSTAL
54111 HELLER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

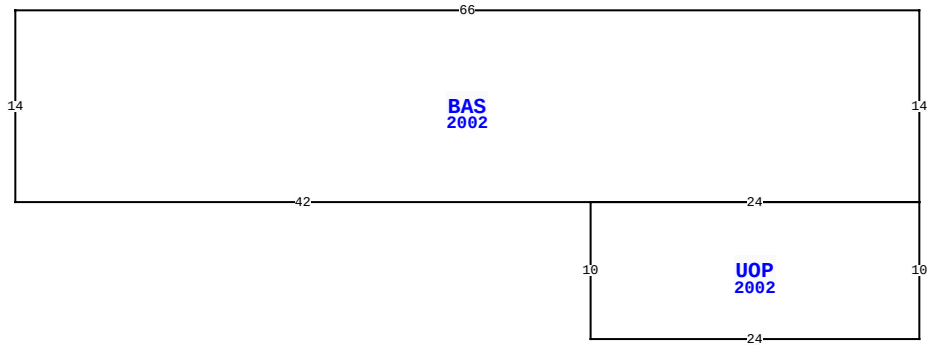
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	924	100	2002	924	21,200
UOP	240	25	2002	60	1,377
TOTALS	1,164			984	22,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	984	95.6000	76.48	75,256	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 924 HX Base Yr 2003



54111 HELLER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		22,577
TOTAL MARKET OB/XF VALUE		1,956
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		74,533
SOH/AGL Deduction		39,989
ASSESSED VALUE		34,544
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,544
TOTAL JUST VALUE		74,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2666	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1394	4/23/2025	QC	U	I	11	100
GRANTOR: GIDDENS MELISSA A						
GRANTEE: HICKMAN DAVID M JR						
2760/620	12/24/2024	SW	U	I	11	100
GRANTOR: HICKMAN DAVID M SR						
GRANTEE: GIDDENS MELISSA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E42 UOP=[YR=2002] S10 E24 N10 W24$ E24 N14$.

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	14	8	112.00	SF	20.10	20.10	100	1995	1995	3	20	450	
2	0681	POLE SHED	0	100	14	8	112.00	SF	15.00	15.00	100	2004	2004	3	32	538	
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	18.00	18.00	100	2004	2004	3	21	968	

LAND DESCRIPTION

TOTAL OB/XF 1,956

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS