BLOCK 1 LOT 50
SHEFFIELD VILLAGE PB 5/28 & 29

FRENCH DRAVEN & CASSIDY MARIE
54081 VIKKI RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0500

BUILDING CHARACTERISTICS

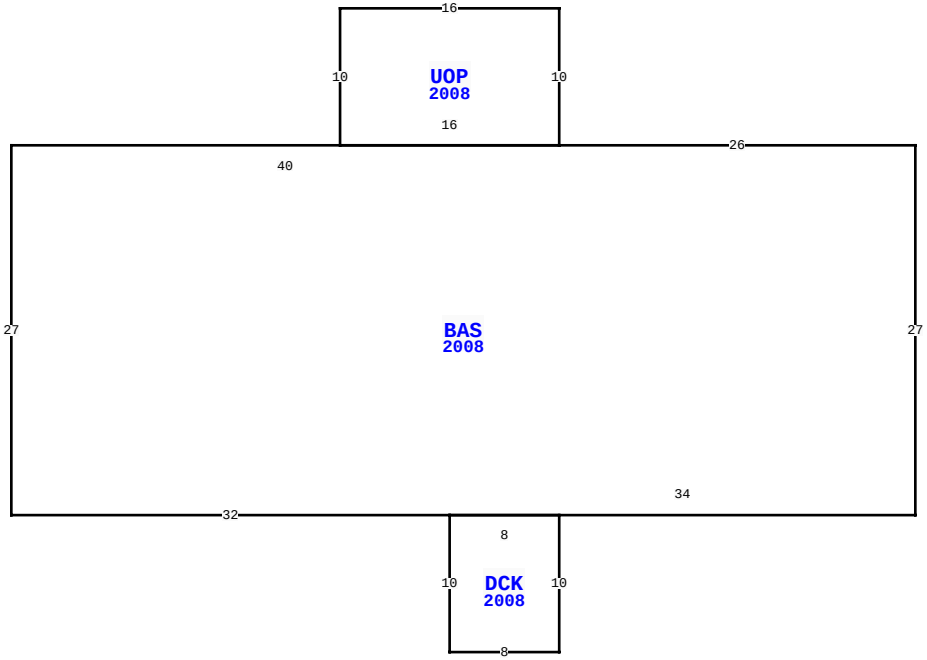
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,782	100	2008	1,782	121,113
DCK	80	15	2008	12	815
UOP	160	25	2008	40	2,718
TOTALS	2,022			1,834	124,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,834	130.2000	117.18	214,908	1998	2008	0	0	0	42.00	58.00

2 M/H 94+ 0% - 2024 Heated Area: 1782 HX Base Yr



54081 VIKKI RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	124,647
TOTAL MARKET OB/XF VALUE	499
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	176,146
SOH/AGL Deduction	0
ASSESSED VALUE	176,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,146
TOTAL JUST VALUE	176,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8184	MH MOVE-ON	17,000	05/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/1707	5/22/2026	WD	Q	I	01	295,000
GRANTOR: ANDERSON CODY RYAN &						
GRANTEE: FRENCH DRAVEN & CAS						
2687/167	12/15/2023	WD	U	I	37	75,000
GRANTOR: BRANDT STEPHEN M						
GRANTEE: ANDERSON CODY RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 UOP=[YR=2008] N10 W16 S10 E16$ W40 S27 E32
DCK=[YR=2008] S10 E8 N10 W8$ E34 N27$.

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	0300	BOAT DCK W	0	0	6	8	48.00	SF	40.00	40.00	100	2000	2000	3	26	499	

LAND DESCRIPTION

TOTAL OB/XF 499

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	0	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 12/13/2024 BY TWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS