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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

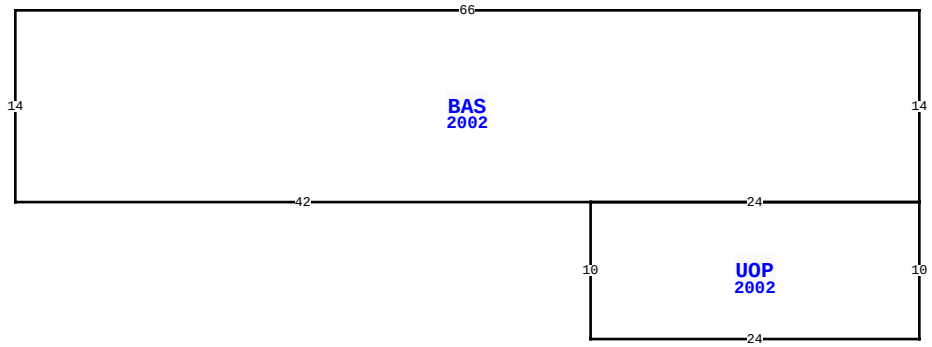
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	22,525
UOP	240	25	2002	60	1,463
TOTALS	1,164			984	23,988

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	81.26	79,960	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 924 HX Base Yr



54111 HELLER 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	23,988
TOTAL MARKET OB/XF VALUE	1,876
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	76,864
SOH/AGL Deduction	0
ASSESSED VALUE	76,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,864
TOTAL JUST VALUE	76,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,533

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	0	14	8	112.00	SF	20.10	20.10	100	1995	1995	3	20	450	
2	0681	POLE SHED	0	0	14	8	112.00	SF	15.00	15.00	100	2004	2004	3	30	504	
3	0940	SHEDS/PORT	0	0	16	16	256.00	SF	18.00	18.00	100	2004	2004	3	20	922	

LAND DESCRIPTION

TOTAL OB/XF 1,876

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 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