BLOCK 9 LOT 3
IN OR 2126/652
SHEFFIELD VILLAGE PB 5/28 & 29

DAVIES WINSTON E
54318 VIKKI ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

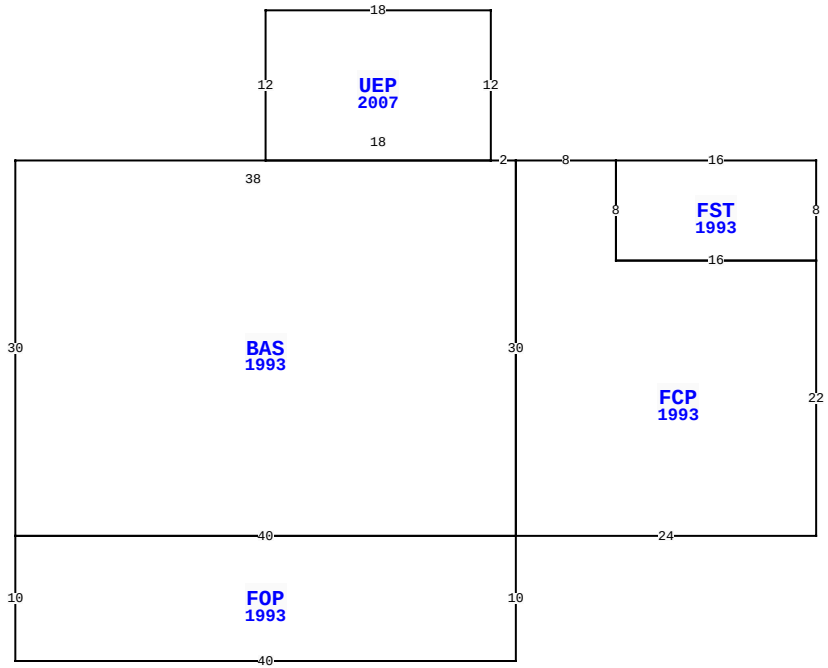
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	98,339
FCP	592	25	148	12,129
FOP	400	30	120	9,834
FST	128	55	70	5,737
UEP	216	60	130	10,654
TOTALS	2,536		1,668	136,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	103.0000	97.85	163,214	1987	1987	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1200 HX Base Yr 2018



54318 VIKKI RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,692
TOTAL MARKET OB/XF VALUE		8,882
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		190,574
SOH/AGL Deduction		67,930
ASSESSED VALUE		122,644
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,644
TOTAL JUST VALUE		190,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0652	5/19/2017	PR	U	I	19	118,500
GRANTOR: ACOSTA ROBERT SCOTT P						
GRANTEE: DAVIES WINSTON E						
0494/0245	7/01/1986	WD	U	V		8,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W16 FCP=[YR=1993] W8 BAS=[YR=1993] W2UEP=[YR=2007] N12 W18 S12 E18$ W38 S30 FOP=[YR=1993] S10 E40 N10 W40$ E40 N30$ S30 E24 N22 W16 N8$ S8 E16 N8$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	100	0	0	2,985.00	SF	4.00	4.00	100	1992	1992	3	64	7,642	

LAND DESCRIPTION

TOTAL OB/XF 8,882

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	SFR	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 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS