

DAVIES WINSTON E
54318 VIKKI ROAD
CALLAHAN, FL 32011

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

05

AVERAGE 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 100

03

CENTRAL 100

04

AIR DUCTED 100

2

100

02

WOOD FRAME 100

1.

1. 100

0

100

06

DIST 1D 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

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

1,200

100

1993

1,200

103,206

FCP

592

25

1993

148

12,729

FOP

400

30

1993

120

10,321

FST

128

55

1993

70

6,020

UEP

216

60

2007

130

11,181

TOTALS

2,536

1,668

143,456

EXTRA FEATURES

54318 VIKKI RD, CALLAHAN

L N

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

60

1,200

2

0812

CONCRETE C

0 100

0

0

2,985.00

SF

4.00

4.00

100

1992

1992

3

62

7,403

LAND DESCRIPTION

TOTAL OB/XF

8,603

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

11/25/2019

BY

TWA

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

PRINTED 07/30/2025 BY SYS

0100

01

1,668

103.0000

103.00

171,804

1987

1987

0

0

0

16.50

83.50

1 SINGLE FAM - 100% - 2018

Heated Area: 1200

HX Base Yr 2018

18

12

12

18

2

8

16

8

16

22

24

10

10

40

40

30

30

38

30

UEP

2007

BAS

1993

FST

1993

FCP

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/31/2025

MLU

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

143,456

TOTAL MARKET OB/XF VALUE

8,603

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

202,059

SOH/AGL Deduction

75,858

ASSESSED VALUE

126,201

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

75,479

TOTAL JUST VALUE

202,059

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

190,574

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\$.