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

DAVIES WINSTON E
54318 VIKKI ROAD
CALLAHAN, FL 32011

2026

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

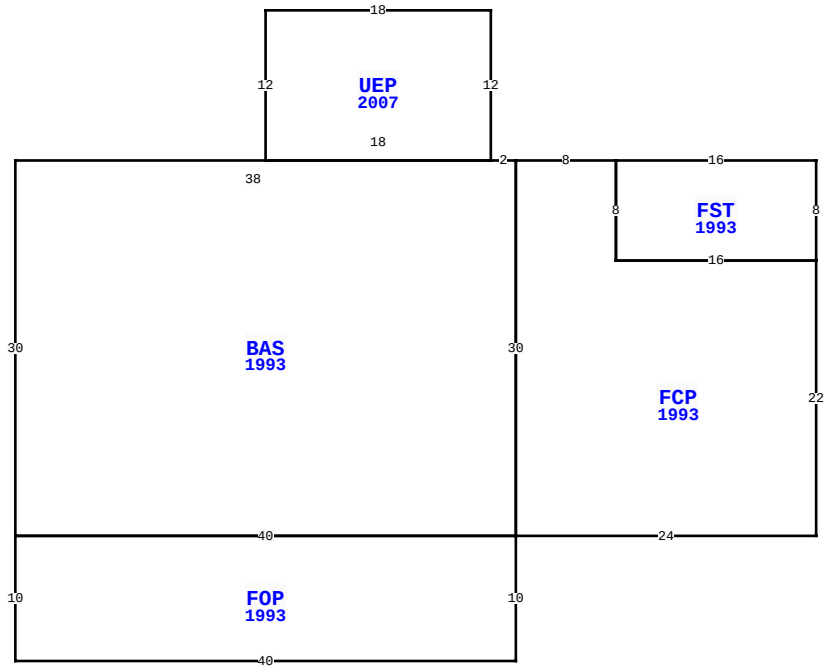
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	108,042
FCP	592	25	1993	148	13,325
FOP	400	30	1993	120	10,804
FST	128	55	1993	70	6,303
UEP	216	60	2007	130	11,705
TOTALS	2,536			1,668	150,178

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	108.15	180,394	1987	1987	0	0	0	16.75	83.25

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



54318 VIKKI 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		150,178
TOTAL MARKET OB/XF VALUE		1,160
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		202,338
SOH/AGL Deduction		72,730
ASSESSED VALUE		129,608
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,197
TOTAL JUST VALUE		202,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,059

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	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,160

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		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