

LOT 1
IN OR 2096/646
SANDY FORD ESTATES PB 6/147

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34302 CALEB COURT
CALLAHAN, FL 32011

2023

01-1N-24-192S-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 70		
Interior Floo	14	CARPET 30		
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	0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	190,980
FGR	598	55	329	37,091
FOP	36	30	11	1,240
FSP	209	40	84	9,470
TOTALS	2,537		2,118	238,781

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,118	97.3728	115.63	244,904	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM - 100% - 2018

Heated Area: 1694

HX Base Yr

The floor plan diagram illustrates a building layout with three distinct areas: BAS 2016, FSP 2017, and FGR 2016. The overall dimensions are 43 units by 26 units. The FSP 2017 area is a rectangle measuring 19 units by 11 units, located in the upper left. The BAS 2016 area is a large rectangle measuring 43 units by 26 units, occupying the central and lower portions. The FGR 2016 area is a small rectangle measuring 4 units by 3 units, located in the lower left. The diagram includes various dimension lines and labels indicating the size and position of these areas.

BLD DATE

LGL DATE