

BENJAMIN LAURA A & BRUCE
52008 ALBANY PL
CALLAHAN, FL 32011

03-1N-25-0615-0045-0000



BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT CD
Exterior Wall 20 FACE BRICK 100
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 13 LVT/LAMNT 60
Interior Floo 14 CARPET 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units Occupancy 1. 1. 100
 0 100
 00 NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 08
NEIGHBORHOOD/LOC 8124.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,754 100 1,754 213,141
FGR 617 55 339 41,194
FOP 224 30 67 8,142
FOP 296 30 89 10,815

TOTALS 2,891 2,249 273,291

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 2,249 107.9960 128.25 288,434 2015 2015 0 0 5.25 94.75
1 SNGL FAM - 100% - 2016 Heated Area: 1754 HX Base Yr 2016

FGR 2015

FOP 2015

BAS 2015

FOP 2014

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VALUATION BY VALUATION SUMMARY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE 273,291
TOTAL MARKET OB/XF VALUE 13,924
TOTAL LAND VALUE - MARKET 60,000
TOTAL MARKET VALUE 347,215
SOH/AGL Deduction 135,536
ASSESSED VALUE 211,679
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 161,679
TOTAL JUST VALUE 347,215
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 307,809

PERMIT NUM DESCRIPTION AMT ISSUED
B1530484 C0 ISSUED 0 07/24/2015
B1530484 NEW CONSTR 232,445 05/01/2015

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V RSN SALE PRICE
1995/1501 7/31/2015 WD U I 37 41,000
GRANTOR:PRESERVE FLORIDAS WET
GRANTEE:BENJAMIN LAURA A &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W11 FOP=[YR=2015] N10 W30 S6 FGR=[YR=2015] W22 S25 E9 S3 E14 N28 W1\$ E1 S4 E29\$ W29 S24 W14 N3 W9 S24 E25 N7 FOP=[YR=2014] E27 N6 W1 N3 W7 D2 L2 W6 U2 L2 W9 S9\$ N9 E9 D2 R2 E6 U2 R2 E7 S3 E12 N32\$.

LAND DESCRIPTION TOTAL OB/XF 13,924

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 60,000.00 60,000.00 60,000

REVIEW DATE 04/15/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS