

LOT 46
IN OR 2084/1324
AMENDED CUSHING CREEK ESTATES

JOHNSON LESTER JR & ZALINA
44908 PINEBREEZE CIR
CALLAHAN, FL 32011

2023

04-1N-25-276C-0046-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	00	0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8006.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	284,624
FGR	506	55	278	36,992
FOP	41	30	12	1,597
FOP	380	30	114	15,169
TOTALS	3,066		2,543	338,381

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,543	113.7600	135.09	343,534	2019	2019	0	0	1.50	98.50

1 SNGL FAM - 100% - 2020

Heated Area: 2139

HX Base Yr 2020

The site map illustrates a property layout with three distinct areas: FOP 2019 (top center), BAS 2019 (middle right), and FGR 2019 (bottom left). The FOP 2019 area is a rectangular plot with dimensions 23, 8, 10, 12, 13, and 18. The BAS 2019 area is a rectangular plot with dimensions 16, 4, 21, 12, 5, 2, 4, and 9. The FGR 2019 area is a rectangular plot with dimensions 23, 2, 20, 13, 23, and 22. The map also shows various other dimensions for the property boundaries and internal segments, including 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 21, 12, 7, 12, 5, 2, 4, 9, 13, 2, 20, 13, 23, 22, 30, 20, 4, 8, 23, 18, 13, 4, 16, 4, 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