

LOT 7
IN OR 659 PG 525
PINEBREEZE ESTATES PB 5/307

O'BRIEN MARK J & CINDY A
44002 GOLDEN WAY
CALLAHAN, FL 32011

2023

04-1N-25-279E-0007-0000



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	13	LVT/LAMNT 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8029.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	167,896
BAS	950	100	950	91,773
FGR	420	55	231	22,315
FOP	322	30	97	9,371
UOP	200	20	40	3,864
TOTALS	3,630		3,056	295,219

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,056	93.2400	110.72	338,360	1992	1996	0	0	0 12.75	87.25

1 SNGL FAM - 100% - 0

Heated Area: 2688

HX Base Yr

The diagram is a site plan of a property. It features several labeled areas: 'UOP 2003' (a small rectangle on the left), 'BAS 2003' (a large rectangle at the top), 'BAS 1993' (a large rectangle in the center), 'FGR 1993' (a rectangle at the bottom right), and 'FOP 1993' (a rectangle at the bottom left). Dimensions are provided for various segments: 30, 15, 5, 10, 5, 20, 32, 20, 21, 12, 20, 8, 3, 8, 21, 41, 30, 12, 10, 20, 10, 20, 30, 8, 3, 8, 21, 41, 30,

EXTRA FEATURES							44002 GOLDEN WAY, CALLAHAN				XFL DATE		INC DATE		LAND DATE		06/10/2020		RES	
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	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2001	2001	3	30	5,544				
2	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	1993	1993	3	20	2,700				
3	0811	CONCRETE B	0	100	0	0	532.00	SF	5.20	5.20	100	1993	1993	3	68	1,881				
4	0510	GARAGE WD-	0	100	0	0	1,400.00	SF	35.00	35.00	100	2018	2018	3	90	44,100				