

LOTS 1 & 2
IN OR 400 PG 234
PINE KNOLL UNIT 2 PB 5/17

ANDERSON DENNIS JR & CATHERINE
44241 ANN DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2820-0001-0000



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	14	CARPET 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		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	1,800	100	1,800	144,703
FOP	180	30	54	4,342
FSP	144	40	58	4,663
UGR	360	45	162	13,024

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,074	103.8800	93.75	194,438	1989	1993	0	0	0	14.25	85.75	

1 SINGLE FAM - 100% - 0