

REED DALE ALLEN & VALERIE LYNN
55026 WHITE OAKS PL
CALLAHAN, FL 32011

12-2N-25-2350-0012-0000

[illegible]

REED DALE ALLEN & VALERIE LYNN
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CALLAHAN, FL 32011

2023

12-2N-25-2350-0012-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENTCD

VINYL 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CONC FINSH 100
NONE 100
NONE 100
WOOD FRAME 100
1. 1. 100
NONE 100
NONE 100

TOTAL ADJ PTS97.4050

EFF. BASE RATE34.09

REPL. COST NEW26,590

AYB2001

EYB2010

ECON0

FNC0

NORM0

% COND86.00

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS576

FCP336

FCP480

100

25

25

576

84

120

16,887

2,463

3,518

TOTALS

1,392

780

22,867

EXTRA FEATURES

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

LAND DESCRIPTION

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE01/06/2023

BYKWA

Total Acres: 0.00

Total Land Value: 56,250

Market: 0

Agricultural: 0

Common: 56,250

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAFloor Area

TOT ADJ PTSTotal Adj Pts

EFF. BASE RATEEff. Base Rate

REPL. COST NEWReplacement Cost New

AYBArea Year Built

EYBEstimated Year Built

ECONEstimated Condition

FNCFunction Code

NORMNormal

% CONDDepreciation %

VALUATION SUMMARY

VALUATION BYTax Group:

STANDARDTax Dist:

BUILDING MARKET VALUE392,008

TOTAL MARKET OB/XF VALUE56,987

TOTAL LAND VALUE - MARKET56,250

TOTAL MARKET VALUE505,245

SOH/AGL Deduction0

ASSESSED VALUE505,245

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE455,245

TOTAL JUST VALUE505,245

NCON VALUE84,339

INCOME VALUE

PREVIOUS YEAR MKT VALUE296,314

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2603/1557

11/13/2022

WD Q

I

01

650,000

GRANTOR: STOCKEMER MATTHEW W

GRANTEE: REED DALE ALLEN & V

2099/1016

11/14/2016

QC U

I

11

100

GRANTOR: STOCKEMER MATTHEW W &

GRANTEE: STOCKEMER MATTHEW W

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W24 S20 FCP=[YR=2022] W14 S24 E14

BAS=[YR=2022] E24 N24 W24 S24\$ N24\$ E24 N20\$.

QUALITY

06 Quality Level 06

DOR CODE

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