

HEATWOLE FRANK/EDDIE BETHANY
55118 BIRCH PL
CALLAHAN, FL 32011

12-2N-25-2350-0019-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall Roof Structur03

FACE BRICK 100 GABLE/HIP 100

ELEMENT CD

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030508080304

COMP SHNGL 100 DRYWALL 100 SHT VINYL 70 SHT VINYL 30 CENTRAL 100 AIR DUCTED 1003 1002 100WOOD FRAME 1001. 1. 1000 100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

010100088026.00

Quality Level 01SINGLE FAMILYMKT AREA 08

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BASFCPFOPSTP

1,68048414428015100253030101,68012143842171,65112,3634,3948,582204

TOTALS2,6031,930197,194

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

1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2008 2008 3 93 1,860

2 0812 CONCRETE C 0 100 0 0 2,704.00 SF 4.00 4.00 100 2008 2008 3 90 9,734

3 0351 CARPORT MT 0 100 30 18 480.00 SF 6.00 6.00 100 2008 2008 3 40 1,152

4 0810 CONCRETE A 0 100 5 5 25.00 SF 6.50 6.50 100 2008 2008 3 90 146

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0006 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 45,000.00 45,000.00 45,000

2 000100 C SFR 100 RS-1 0.00 0.00 1.00 LT 1.00 1.00 0.25 45,000.00 11,250.00 11,250

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,930 96.1380 114.16 220,329 2008 2008 0 0 10.50 89.50

1 SNGL FAM - 100% - 2009 Heated Area: 1680 HX Base Yr 2009

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

55118 BIRCH CT, CALLAHAN

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 197,194

TOTAL MARKET OB/XF VALUE 12,892

TOTAL LAND VALUE - MARKET 56,250

TOTAL MARKET VALUE 266,336

SOH/AGL Deduction 114,068

ASSESSED VALUE 152,268

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 102,268

TOTAL JUST VALUE 266,336

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 175,969

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1251/0131 8/05/2004 WD Q V 42,000

GRANTOR: PAHEL ANNALISA D & BR

GRANTEE: HEATWOLE FRANK & BE

0898/1305 9/07/1999 PR Q V 19,000

GRANTOR: MCKENDREE HAROLD E

GRANTEE: PAHEL ANNALISA D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N8 W18 FCP=[YR=2008] N14 W22 S22 E22 N8\$ S8 E18\$ W40 S30 E16 FOP=[YR=2008] S7 E18 STP=[YR=2008] S3 E5 N3 W5\$ E22 N7 W40\$ E40 N30\$.