

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS																	
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
DOR CODE 0000 VACANT					33250 WIREGRASS WAY, CALLAHAN																	
MAP NUM					MKT AREA			09														
NEIGHBORHOOD/LOC 9013.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																		
TOTALS																						

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	0	
TOTAL MARKET OB/XF VALUE	0	
TOTAL LAND VALUE - MARKET	125,000	
TOTAL MARKET VALUE	125,000	
SOH/AGL Deduction	47,137	
ASSESSED VALUE	77,863	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	77,863	
TOTAL JUST VALUE	125,000	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	71,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0758	7/25/2022	QC	U	I	11	100
GRANTOR: HAINES TIMOTHY G & TA						
GRANTEE: HAINES TIMOTHY & TA						
2355/0583	4/14/2020	WD	Q	V	02	66,000
GRANTOR: BAHRI NABIL & SOHA(H&						
GRANTEE: HAINES TIMOTHY G &						

BUILDING NOTES


BUILDING DIMENSIONS


L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	OB/XF MKT VALUE	NOTES
TOTALS																	
33250 WIREGRASS WAY, CALLAHAN																	
TOTAL OB/XF 0																	

LAND DESCRIPTION												TOTAL OB/XF										0		
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	CONSVR
1	000000	C	VAC RES	0		PUD	0.00	0.00	7.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	110,600							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	3.60	AC		1.00	1.00	1.00	4,000.00	4,000.00	14,400							