

PT OF NE1/4 OF SEC 23-2N-24E  
IN OR 2505/574 & ESMT IN  
OR 1539/108, OR 2634-22 (EX ESMT

PICKREN STEPHEN RAY  
35091 CHESTNUT LN  
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0150



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 90  |
| Exterior Wall            | 30 | VINYL 10       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| 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  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,653            | 100         | 1,653        | 210,250              |
| FCP       | 506              | 25          | 126          | 16,026               |
| FGR       | 529              | 55          | 291          | 37,013               |
| FOP       | 456              | 30          | 137          | 17,425               |
| FSP       | 456              | 40          | 182          | 23,150               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,600 |  | 2,389 | 303,864 |
|--------|-------|--|-------|---------|

#### 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 |
|-----|------------|-------------|-----|-----|----|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0 | 275.00   | SF | 20.00 | 20.00          | 100       | 2017    | 2017        | 3 | 87     | 4,785           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 28 | 5 | 140.00   | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 97     | 883             |       |
| 4   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,250.00 | SF | 4.00  | 4.00           | 100       | 2003    | 2003        | 3 | 84     | 4,200           |       |

#### LAND DESCRIPTION

| L N | 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 |
|-----|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 2.50        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 75,000     |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0900               | 01  | 2,389     | 124.1856    | 147.47         | 352,306        | 2003 | 2003 | 0    | 0    | 0 | 13.75 | 86.25  |

1 SNGL FAM - 100% - 2022

Heated Area: 1653

HX Base Yr 2022

8

57

FSP  
2017

8

29

57

BAS  
2003

29

8

57

FOP  
2003

8

23

23

FGR  
2012

23

22

23

FCP  
2003

22

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/13/2023

MLU

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