

PT OF SE1/4
IN OR 1016/1444
EX 3-4 & 3-5

GANDY BRENDA D
55286 CONIFER TRC
CALLAHAN, FL 32011

2023

23-2N-25-0000-0003-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1,785	218,823
FCP	652	25	163	19,982
FOP	324	30	97	11,891
PTO	25	5	1	122
PTO	207	5	10	1,226
PTO	400	5	20	2,452
TOTALS	3,393		2,076	254,497

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	112.2100	133.25	276,627	2003	2005	0	0	0	8.00	92.00

1 SNGL FAM - 100% - 2019

Heated Area: 1785

HX Base Yr 2019

PTO 2003

FCP 2003

PTO 2003

BAS 2003

PTO 2003

FOP 2003

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023

MLU

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