

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM MILDRED P T
43117 THOMAS CREEK RD
CALLAHAN, FL 32011



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BLOCK 3 LOT 26 R433937
PT OR 2100/105
HILLS AT THOMAS CREEK PB 5/65

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43117 THOMAS CREEK RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0260



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	01	FLAT 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
Air Condition	02	WINDOW 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		1 100		
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	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	49,219
UCP	672	20	134	9,757
USP	448	30	134	9,757
UST	60	45	27	1,966
TOTALS	1,856		971	70,698

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	971	93.0000	83.93	81,496	1995	1995	0	0	0	13.25	86.75

2 SINGLE FAM - 0% - 0

Heated Area: 676

HX Base Yr

32

14

USP
1997

14

32

14

BAS
1997

26

20

4

UCP
1997

24

20

3

UCP
1997

28

8

9

24

BLD DATE

YE DATE

LGL DATE

LAND DATE

06/16/2023

ML