

BLOCK B LOT 1  
IN OR 2182/800  
MCCULLY FOREST 8/191

REDDISH DALE R JR & LOREN A  
6163 RIVER ROAD  
HILLIARD, FL 32046

2023

25-2N-23-0175-000B-0010



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 90     |              |                      |
| Exterior Wall            | 20               | FACE BRICK 10    |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 11               | CLAY TILE 100    |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 0                | 0 100            |              |                      |
| Units                    | 0                | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 01               | Quality Level 01 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA 09      |              |                      |
| NEIGHBORHOOD/LOC         | 9010.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,150            | 100              | 2,150        | 259,786              |
| FGR                      | 528              | 55               | 290          | 35,040               |
| FOP                      | 192              | 30               | 58           | 7,008                |
| FOP                      | 308              | 30               | 92           | 11,117               |
| FUS                      | 330              | 100              | 330          | 39,874               |
| STR                      | 52               | 10               | 5            | 604                  |
|                          |                  |                  |              |                      |
| TOTALS                   | 3,560            |                  | 2,925        | 353,430              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 2,925     | 102.3660    | 121.56         | 355,563        | 2020 | 2020 | 0    | 0    | 0.60 | 99.40  |

1 SNGL FAM - 100% - 2021

Heated Area: 2480

HX Base Yr 2021

The floor plan diagram shows a large irregular shape divided into several labeled areas with dimensions in feet:

- FOP 2020** (top center): A rectangular area with dimensions 28 (width) and 11 (height).
- BAS 2020** (center): A large rectangular area with dimensions 33 (width) and 12 (height).
- FUS 2020** (right): A rectangular area with dimensions 15 (width) and 12 (height).
- FGR 2020** (bottom left): A rectangular area with dimensions 11 (width) and 6 (height).

Other dimensions and labels include:

- Top left: 23 (width), 31 (height), 22 (width), 11 (height).
- Bottom left: 22 (width), 6 (height), 11 (width), 6 (height).
- Right side: 13 (width), 12 (height), 19 (width), 12 (height), 15 (width), 12 (height).
- Bottom right: 32 (width), 6 (height), 33 (width), 12 (height).
- Top right: 13 (width), 13 (height), 13 (width), 13 (height).