

REAVES WINIFRED L
PO BOX 128
CALLAHAN, FL 32011-0128

2023



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

17

CB STUCCO 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 70

Interior Wall

06

CUST PANEL 30

Interior Floor

14

CARPET 70

Interior Floor

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2.5

100

Frame Stories

03

MASONRY 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

2,956

100

2,956

292,425

FCP

720

25

180

17,807

FOP

91

30

27

2,671

FST

625

55

344

34,030

PTO

900

5

45

4,452

UST

72

45

32

3,166

UST

169

45

76

7,518

TOTALS

5,533

3,660

362,069

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

1

0500

FP-PRE FAB

0 100

0

0

2.00

UT

3,500.00

3,500.00

100

1980

1980

3

49

3,430

2

0510

GARAGE WD-

0 100

50

26

1,300.00

SF

35.00

35.00

100

1990

1990

3

20

9,100

4

0861

POOL GUNIT

0 100

41

19

779.00

SF

85.00

85.00

100

1990

1990

3

20

13,243

5

0845

KOOL DECK

0 100

0

0

787.00

SF

7.25

7.25

100

1990

1990

3

62

3,538

6

0812

CONCRETE C

0 100

0

0

1,195.00

SF

4.00

4.00

100

1985

1985

3

49.5

2,366

9

0820

WOOD WALK

0 100

41

9

436.00

SF

11.75

11.75

100

1989

1989

3

40

2,049

10

0910

SCRN RM L

0 100

30

87

2,610.00

SF

15.00

15.00

100

1993

1993

3

20

7,830

17

0510

GARAGE WD-

0 100

27

44

1,188.00

SF

35.00

35.00

100

1996

1996

3

25

10,395

18

0510

GARAGE WD-

0 100

26

44

1,144.00

SF

35.00

35.00

100

1996

1996

3

25

10,010

19

0811

CONCRETE B

0 100

43

23

989.00

SF

5.20

5.20

100

1996

1996

3

73

3,754

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

RS-1

0.00

0.00

3.85

AC

1.00

1.00

1.00

18,000.00

18,000.00

69,300

2

000115

C

SFR ACRES

100

0006

0.00

0.00

26.31

AC

1.00

1.00

0.50

14,000.00

7,000.00

184,170

REVIEW DATE

07/28/2021

BY

TWA

Total Acres:

30.16

Total Land Value:

253,470

Market:

0

Agricultural:

0

Common:

253,470

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,660

100.9800

119.91

438,871

1977

1987

0

0

0

17.50

82.50

Heated Area:

2956

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/24/2023

MLU

25

30

13

8

9

13

13

23

24

24

13

13

21

30

4

25

30

30

26

62

17

30

36

13

15

7

13

13

7

25

FST

1993

FCP

1993

UST

1993

UST

1993

PTO

1993

FOP

1993

BAS

1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1529/0233

10/05/2007

QC

U

I

01

100

REAVES WINIFRED L
PO BOX 128
CALLAHAN, FL 32011-0128

25-2N-24-0000-0003-0060

REVIEW DATE	07/28/2021	BY	TWA	Total Acres: 30.16	Total Land Value: 253,470	Market: 0	Agricultural: 0	Common: 253,470	PRINTED 08/02/2023 BY SYS
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