

PICKETT DOUGLAS B & VICKI LYNN
615682 RIVER ROAD
CALLAHAN, FL 32011

25-2N-24-0050-0001-0000

[illegible]

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CALLAHAN, FL 32011

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BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 90

20 FACE BRICK 10

03 GABLE/HIP 100

03 COMP SHNGL 100

02 WALL BD/WD 100

03 CONC FINSH 50

08 SHT VINYL 50

03 CENTRAL 100

03 FORCED AIR 100

1 100

1 100

02 WOOD FRAME 100

1.5 1.5 100

0 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA08

NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS54210054243,275

FOP5030151,198

FUS22410022417,885

UST254511878

UST4414519815,809

TOTALS1,28299079,043

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01000199098.604088.9988,100200220020010.2889.72

2 SINGLE FAM - 100% - 2003Heated Area: 766HX Base Yr 2003

UST2002

FUS2005

BAS2005

UST2002

FOP2002

MARKET ADJUSTMENTS

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

YEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE677,685

TOTAL MARKET OB/XF VALUE72,873

TOTAL LAND VALUE - MARKET54,000

TOTAL MARKET VALUE804,558

SOH/AGL Deduction499,998

ASSESSED VALUE304,560

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE249,560

TOTAL JUST VALUE804,558

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE737,630

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0957/028011/06/2000WD U V 0955,000

GRANTOR:WRIGHT MATTIE JEAN

GRANTEE:PICKETT DOUGLAS & V

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W28 S6 BAS=[YR=2005] S30 E15 UST=[YR=2002] E3 FOP=[YR=2002] S5 E10 N5 W10 \$ E2 N5 W5 S5 \$ N5 E5 S5 E8 N9 W13 N21 W15 \$ E15 S21 E13 N27 \$ PTR= E15 FUS=[YR=2005] E14 S16 W14 N16 \$ W15 \$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

REVIEW DATE03/09/2022BY TWA

Total Acres: 3.00Total Land Value: 54,000Market: 0Agricultural: 0Common: 54,000

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