

LOT 15
IN OR 1774/488
THE TRAILS PB 6/296

LAMB JAMES & RHONDA
55062 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-8600-0015-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8023.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	208,037
BAS	444	100	444	44,752
FGR	644	55	354	35,681
FGR	276	55	152	15,321
FOP	120	30	36	3,629
USP	836	30	251	25,299
USP	456	30	137	13,809
TOTALS	4,840		3,438	346,528

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,438	95.6340	113.57	390,454	2005	2007	0	0	11.25	88.75
1 SNGL FAM - 0% - 0						Heated Area: 2508		HX Base Yr			
The floor plan diagram shows a rectangular layout with several internal divisions. The areas are labeled as follows: USP 2006 (top left), USP 2009 (top right), BAS 2005 (middle left), BAS 2009 (middle right), FGR 2005 (bottom left), FGR 2009 (bottom right), and FOP 2005 (a small rectangular area on the left side). Dimensions are provided for each section and the overall layout. The overall width is 44 units and the overall height is 41 units. The layout is divided into several rectangular sections with varying dimensions.											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							

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