

ANDREWS DARRELL & SANDRA
55153 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

27-2N-25-8600-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type

Bedrooms
Bathrooms
Frame

Stories
Units
Occupancy

2003030514080304
FACE BRICK 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 70
SHT VINYL 30
CENTRAL 100
AIR DUCTED 100

3 100
2 100
WOOD FRAME 100

1.
0
NONE 100

TOTALS

2,125

1,835

192,917

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

10812 CONCRETE C 0 100 0 0 1,366.00 SF 4.00 4.00 100 2004 2004 3 86 4,699

20510 GARAGE WD- 0 100 21 20 420.00 SF 35.00 35.00 100 2005 2005 3 44 6,468

30940 SHEDS/PORT 0 100 20 10 200.00 SF 30.00 30.00 100 2005 2005 3 27 1,620

40810 CONCRETE A 0 100 0 0 140.00 SF 6.50 6.50 100 2015 2015 3 96 874

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONS RV

1000100 C SFR 100 0006 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 50,000.00 50,000.00 50,000

REVIEW DATE

07/20/2021

BY

KBA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,835 98.1000 116.49 213,759 2004 2009 0 0 9.75 90.25

1 SNGL FAM - 100% - 2007 Heated Area: 1717 HX Base Yr 2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

VALUATION SUMMARY

PERMIT NUM DESCRIPTION AMT ISSUED

21001964 REPAIR/RRF 10,730 02/19/2021

B24864 REMODEL 25,136 06/01/2011

B12912 NEW CONSTR 95,134 05/01/2004

R6231 REPAIR/RRF 1,200 05/01/2004

W270 XF0B 0 04/01/2004

SUBAREAS

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,317 100 1,317 138,459

BAS 400 100 400 42,053

UOP 48 20 10 1,051

USP 120 30 36 3,785

USP 240 30 72 7,569

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1459/0735 11/15/2006 WD Q I 19 190,000

GRANTOR: GREENE KENNETH L JR

GRANTEE: ANDREWS DARRELL & S

1225/1465 4/27/2004 WD U V 19 28,000

GRANTOR: ADR INVESTMENTS LTD

GRANTEE: GREENE KENNETH L JR

BUILDING DIMENSIONS

BAS=[YR=2004] W11 USP=[YR=2009] N12 W20 USP=[YR=2009] W10 UOP=[YR=2009] W4 S12 E4 N12\$ S12 E10 N12\$ S12 E20\$ W34 S27 BAS=[YR=2011] S20 E20 N20 W20\$ E23 S2 D2 R2 E5 R2 U2 E2 S4 E11 N33\$.