

BLK 4 PT OF LOT 5
IN OR 2407/1380
NEWCOMB SUB SOUTH CALLAHAN

THOMPSON JOHNNY & KAYLA
44058 COMMANCHEE RD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0052



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	1,563	100	1,563	170,782
FGR	441	55	243	26,551
FOP	31	30	9	983
PTO	256	5	13	1,420
TOTALS	2,291		1,828	199,738

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	128.8000	116.24	212,487	2014	2014	0	0	0	6.00	94.00

1 SINGLE FAM - 100% - 2015