

LOT 23
IN OR 1869/1379
BRANCH CREEK PB 7/343

COLSON VICKIE R
45211 WEAVER CIRCLE
CALLAHAN, FL 32011

2023

32-2N-25-019B-0023-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 60		
Interior Floo	14	CARPET 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	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	181,712
FGR	420	55	231	25,959
FOP	25	30	8	899
PTO	300	5	15	1,686
TOTALS	2,362		1,871	210,255

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	1,871	101.4790	120.51	225,474	2013	2013	0	0	93.25

1 SNGL FAM - 100% - 2014

Heated Area: 1617

HX Base Yr 2014

BLD DATE

XF DATE

LGL DATE

LAND DATE