

REAVES SHAWN C
613048 RIVER RD
CALLAHAN, FL 32011

37-1N-25-0340-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0203

FACE BRICK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo

13

LVT/LAMNT 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8027.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,661

100

1,661

128,358

FGR

484

55

266

20,556

FOP

85

30

26

2,009

PTO

342

5

17

1,314

PTO

180

5

9

695

PTO

252

5

13

1,005

TOTALS

3,004

1,992

153,937

EXTRA FEATURES

54085 JESSICA PL, CALLAHAN

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

1

0500

FP-PRE FAB

0 0

0 0

1.00

UT

3,500.00

3,500.00

100

1994

1994

3

77

2,695

2

0811

CONCRETE B

0 0

0 0

945.00

SF

5.20

5.20

100

1994

1994

3

70

3,440

LAND DESCRIPTION

TOTAL OB/XF

6,135

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

0

RS-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

40,000.00

40,000.00

40,000

REVIEW DATE

11/15/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 40,000

Market: 0

Agricultural: 0

Common: 40,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% CONDD

0100011,992108.388097.82194,857199419940021.0079.00

Heated Area: 1661HX Base Yr

VALUATION SUMMARY

VALUATION BY

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE153,937

TOTAL MARKET OB/XF VALUE6,135

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE200,072

SOH/AGL Deduction15,417

ASSESSED VALUE184,655

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE184,655

TOTAL JUST VALUE200,072

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE171,160

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / V / I / RSN CD

SALE PRICE

2318/088411/04/2019WD Q I 01155,000

GRANTOR: HOWELL JOSEPH R & SHA

GRANTEE: REAVES SHAWN C

0716/175810/26/1994WD Q I 77,300

GRANTOR: *CONFIDENTIAL*

GRANTEE: *CONFIDENTIAL*

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W10 PTO=[YR=1994] W19 PTO=[YR=2009] W14 S18 BAS=[YR=1994] W22 S11 FGR=[YR=1994] S22 E22N22 W22\$ E22 S22 FOP=[YR=1994] S5 E17 N5 W17\$ E43 N33 W43\$E14 N18\$ S18 E19 N18\$ S18 E10 N18\$.