

DALLETT KEVIN J & JILL MACKENZIE L/E/
54185 FOURACRE CIRCLE
CALLAHAN, FL 32011

37-1N-25-296B-0020-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

11 CLAY TILE 100

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,334

100

1,334

198,213

FGR

493

55

271

40,267

FOP

96

30

29

4,309

FSP

192

40

77

11,441

TOTALS

2,115

1,711

254,229

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

1

0810

CONCRETE A

0 100

13

20

260.00

SF

6.50

6.50

100

1995

1995

3

72

1,217

2

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1995

1995

3

79

2,765

3

0811

CONCRETE B

0 100

0

0

1,440.00

SF

5.20

5.20

100

2016

2016

3

97

7,263

4

0810

CONCRETE A

0 100

0

0

1,197.00

SF

6.50

6.50

100

2020

2020

3

99

7,703

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

100

0005

0.00

0.00

1.00

LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

06/14/2021

BY

KBA

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

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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

1,711

137.5000

163.28

279,372

1995

2010

0

0

9.00

91.00

1 SNGL FAM - 100% - 2022

Heated Area: 1334

HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54185 FOURACRE CIR, CALLAHAN

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BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54185 FOURACRE CIR, CALLAHAN

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

260,166

TOTAL MARKET OB/XF VALUE

18,948

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

324,114

SOH/AGL Deduction

63,628

ASSESSED VALUE

260,486

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

210,486

TOTAL JUST VALUE

324,114

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

252,899

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2609/1562

12/21/2022

QC

U

I

11

100

GRANTOR: DALLETT KEVIN J & JIL

GRANTEE: DALLETT KEVIN J & J

2465/0011

5/21/2021

WD

Q

I

01

285,000

GRANTOR: WESTMORELAND CHRISTIN

GRANTEE: DALLETT KEVIN J & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W21 FSP=[YR=1995] N12 W16 S12 E16\$ W25

FGR=[YR=1995] W17 S29 E17 N29\$ S29 E2 FOP=[YR=1995] S6 E16 N6

W16\$ E44 N29\$.

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2023

[illegible]