

LOT 134
IN OR 1935/1586
CLEAR LAKE ESTATES #1 PB 7/346

JOHNSON MELANIE M/BODIN MICHAEL T
54083 BAYLAND DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0134-0000



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	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8015.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100	2,852	332,643
FEP	450	80	360	41,989
FGR	759	55	417	48,637
FOP	165	30	50	5,832
PTO	160	5	8	933
PTO	240	5	12	1,400
PTO	270	5	14	1,633
TOTALS	4,896		3,713	433,066

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,713	104.4900	124.08	460,709	2014	2014	0	0	6.00	94.00

1 SNGL FAM - 100% - 2015

Heated Area: 2852

HX Base Yr 2015

The floor plan diagram illustrates a residential layout with several distinct areas. At the top, three rectangular sections are labeled 'PTO 2020', 'PTO 2014', and 'PTO 2020' in blue text, with dimensions 27, 16, and 24 respectively. Below these is a large rectangular area labeled 'FEP 2014' in blue text, with dimensions 45 and 22. To the left of the 'FEP 2014' area is a large rectangular area labeled 'BAS 2014' in blue text, with dimensions 53 and 45. To the right of the 'FEP 2014' area is a large rectangular area labeled 'FGR 2014' in blue text, with dimensions 23, 26, and 33. At the bottom left, there is a small rectangular area labeled 'FOP 2014' in blue text, with dimensions 12, 5, and 29. The overall dimensions of the lot are 10, 10