

BLOCK 2 LOT 6
IN OR 1078/1331
SPRING LAKE EST #1 PB 5/183

NEUMAN DOUGLAS R & DIANE E
55070 WETLAND WAY
CALLAHAN, FL 32011

2023

46-2N-25-197A-0002-0060



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	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2,309	245,120
FGR	529	55	291	30,892
FOP	114	30	34	3,609
FOP	279	30	84	8,917
TOTALS	3,231		2,718	288,538

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,718	104.2560	123.80	336,488	1998	2003	0	0	0 14.25	85.75

1 SNGL FAM - 100% - 1999

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