

LOTS 17 TO 20 INC  
\*EX S-1 OF 18\*  
IN OR 2237/1963

HILES RUSSELL & LINDA  
44261 MCKENDREE DR  
CALLAHAN, FL 32011

2024

04-1N-25-2760-0017-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 19               | COMMON BRK 100   |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 04               | PLYWOOD 100      |              |                      |
| Interior Floor           | 12               | HARDWOOD 100     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 1.5 100          |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 06               | DIST 1D 100      |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 06               | Quality Level 06 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 08                   |
| NEIGHBORHOOD/LOC         | 8006.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,202            | 100              | 1,202        | 141,382              |
| FOP                      | 21               | 30               | 6            | 705                  |
| FSP                      | 240              | 40               | 96           | 11,292               |
| UST                      | 60               | 45               | 27           | 3,175                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,523            |                  | 1,331        | 156,556              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 1,331     | 154.2840    | 146.57         | 195,085        | 1972 | 2000 | 0    | 0    | 0 | 19.75 | 80.25  |

1 SINGLE FAM - 100% - 2019

Heated Area: 1202

HX Base Yr 2019

Diagram illustrating the layout and dimensions of the property lot. The lot is 27 units wide and 26 units deep. The layout includes:

- A large rectangular area (BAS 1993) measuring 20 units by 20 units.
- A smaller rectangular area (FSP 2019) measuring 5 units by 12 units.
- A small rectangular area (FOP 1993) measuring 2 units by 3 units.

Dimensions and area calculations are provided for each section.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/19/2023 |

MLU