

**WASHINGTON COLE & BETHANY B**  
44287 CATIES WAY  
CALLAHAN, FL 32011

**09-1N-25-0670-0003-0040**

ELEMENT

CD

BUILDING CHARACTERISTICS

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

12

HARDWOOD 80

Interior Floo

11

CLAY TILE 20

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

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8017.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,253

100

2,253

303,144

FGR

483

55

266

35,791

FOP

44

30

13

1,749

FOP

312

30

94

12,648

TOTALS

3,092

2,626

353,333

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

0500

FP-PRE FAB

0

100

0

0

1.00

UT

3,500.00

3,500.00

100

1999

1999

3

83

2,905

2

0812

CONCRETE C

0

100

0

0

1,769.00

SF

4.00

4.00

100

1999

1999

3

77

5,449

3

0810

CONCRETE A

0

100

0

0

836.00

SF

6.50

6.50

100

2019

2019

3

98

5,325

4

0861

POOL GUNIT

0

100

0

0

582.00

SF

85.00

85.00

100

2024

2023

100

49,470

5

0857

SANDSTONE/

0

100

0

0

1,052.00

SF

16.00

16.00

100

2024

2023

100

16,832

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

0006

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

60,000.00

60,000.00

60,000

REVIEW DATE

12/21/2023

BY

KW

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,626

114.5088

143.14

375,886

1999

2015

0

0

0

6.00

94.00

1 SNGL FAM - 100% - 2024

Heated Area: 2253

HX Base Yr 2024

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

374,892

TOTAL MARKET OB/XF VALUE

79,981

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

514,873

SOH/AGL Deduction

0

ASSESSED VALUE

514,873

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

464,873

TOTAL JUST VALUE

514,873

NCON VALUE

115,772

INCOME VALUE

PREVIOUS YEAR MKT VALUE

436,881

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2307218

POOL

75,180

06/05/2023

22005123

REPAIR/RRF

18,000

04/04/2022

19004794

GARAGE

57,014

06/01/2019

B995893

NEW CONSTR

120,000

01/03/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2628/0835

3/24/2023

WD Q

I

01

530,000

GRANTOR: ADAMS JAMES THOMAS II

GRANTEE: WASHINGTON COLE & B

2249/0326

1/14/2019

WD Q

I

01

297,000

GRANTOR: CHANCEY JAMES J & SON

GRANTEE: ADAMS JAMES THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] W30 S11 E3 N2 E9 S2 E18 N11\$ S11 W18 N2 W9 S2 W3 N20 W19 S39 FGR=[YR=1999] S23 E21 N23 W21\$E21 S11 E9 FOP=[YR=1999] S4 E9 N4 W2 N2 W4 S2 W3\$ E3 N2 E4 S2 E12 S7 E13 N48 \$.

