

KEENE LEON E &/RECHENMACHER LESLEY M
44431 CATIES WAY
CALLAHAN, FL 32011

09-1N-25-0670-0003-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
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	0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	1,791	100	1,791	207,561
FGR	400	55	220	25,496
FOP	37	30	11	1,274
USP	200	30	60	6,953
TOTALS	2,428		2,082	241,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,082	103.8800	129.85	270,348	2001	2001	0	0	0	10.75	89.25

1 SNGL FAM - 100% - 2010
Heated Area: 1791
HX Base Yr 2010

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE	241,286
TOTAL MARKET OB/XF VALUE	9,209
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	310,495
SOH/AGL Deduction	156,865
ASSESSED VALUE	153,630
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	103,630
TOTAL JUST VALUE	310,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,909

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1584/0899	9/10/2008	WD	U	I	05	186,600

GRANTOR: HSBC MORTGAGE SERVICE

GRANTEE: KEENE LEON E & LESL

1569/1416 6/04/2008 CT U I 14 100

GRANTOR: CLERK OF COURT

GRANTEE: HSBC MORTGAGE SERVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 USP=[YR=2001] N10 W20 S10 E20 \$ W37 S32
FGR=[YR=2001] S20 E20 N20 W20 \$ E20 S6 E4 S2 E4 N2 E3
FOP=[YR=2001] S4 E7 N3 W1 N3 W5 S2 W1 \$ E1 N2 E5 S3 E13 N39 \$.

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	0812	CONCRETE C	0 100	0	0	1,948.00	SF	4.00	4.00	100	2001	2001	3	80	6,234	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

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							

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1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT														

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1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT														

REVIEW DATE 05/14/2021 BY KBA

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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