

E 300 FT OF N1/2 OF SW1/4
OF NW1/4
IN OR 2072/496

MAXWELL DONALD L & CHRISTINA M
55103 MT OLIVE RD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	128,142
BAS	720	100	720	60,303
BAS	408	100	408	34,171
FEP	400	80	320	26,801
FOP	180	30	54	4,523

TOTALS	3,238		3,032	253,940
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	150	10	1,500.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0	2,984.00	SF	4.00
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50
6	0463	FENCE GATE	0	100	0	0	1.00	UT	75.00
7	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.59

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,032	119.1400	113.18	343,162	1981	1991		0	0	26.00	74.00
1 SINGLE FAM - 100% - 2017 Heated Area: 2658 HX Base Yr 2017												

55103 MT OLIVE RD, CALLAHAN	BLD DATE 06/18/2008	JW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	150	10	1,500.00	SF	4.00	4.00	100	1984	1984	3	44	2,640	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0812	CONCRETE C	0	100	0	0	2,984.00	SF	4.00	4.00	100	1987	1987	3	52	6,207	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000	
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	2005	2005	3	24	1,348	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	75.00	75.00	100	1985	1985	3	22	17	
7	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	100	1981	1981	3	75	248	

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1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.59

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