

COCKRELL THOMAS D & SCARLETTE
43295 RATLIFF RD
CALLAHAN, FL 32011

16-1N-25-2900-0004-0010

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 50

15

CONC BLOCK 50

07

GAMBREL 100

12

MODULAR MT 100

05

DRYWALL 100

08

SHT VINYL 50

09

PINE WOOD 50

03

CENTRAL 100

04

AIR DUCTED 100
3 100
1.5 100

02

WOOD FRAME 100
2. 100
0 100

06

DIST 1D 100
NONE 100

04

Quality Level 04

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

768

100

768

73,362

UOP

448

20

90

8,597

USP

144

30

43

4,108

TOTALS

1,360

901

86,067

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

0940

SHEDS/PORT

0 100

16

10

160.00

SF

30.00

30.00

100

1990

1990

3

20

960

2

0350

CARPORT WD

0 100

48

23

1,104.00

SF

13.00

13.00

100

2005

2005

3

24

3,444

3

0811

CONCRETE B

0 100

14

10

140.00

SF

5.20

5.20

100

2005

2005

3

86

626

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

OR

0.00

0.00

2.42

AC

1.00

1.00

1.00

35,000.00

35,000.00

84,700

REVIEW DATE

10/05/2020

BY

KBA

Total Acres:

2.42

Total Land Value:

84,700

Market:

0

Agricultural:

0

Common:

84,700

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

901

121.3380

115.27

103,858

1982

1987

0

0

17.13

82.87

Heated Area: 768

HX Base Yr 2002

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0925/1334

3/27/2000

AD U

I

07

43,000

GRANTOR: DAVIES ROBERT A SR

GRANTEE: COCKRELL THOMAS & S

0908/1866

11/23/1999

AD U

I

43,000

GRANTOR: DAVIES ROBERT A SR

GRANTEE: COCKRELL THOMAS D &

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W12 S12 BAS=[YR=1993] W20 S24 UOP=[YR=2003]
S14 E32 N14 W32 \$ E32 N24 W12\$ E12 N12\$. \$ PTR= E15
BAS=[YR=1993] E32 S24 W3 2 N24 \$W15 \$.

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

86,067

5,030

84,700

175,797

91,441

84,356

50,000

34,356

175,797

0

172,310

1 SINGLE FAM - 100% - 2002

USP 2012

BAS 1993

UOP 2003

24

32

14

32

14

24

12

12

20