

WRIGHT SIDNEY
45092 MORGAN CIR
CALLAHAN, FL 32011

19-2N-25-0000-0033-0220

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8001	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,658	100	3,658	336,294
FOP	21	30	6	552
FOP	93	30	28	2,575
UGR	480	45	216	19,857
TOTALS	4,252		3,908	359,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,908	112.2000	106.59	416,554	1990	1995	0	0		13.75	86.25

1 SINGLE FAM - 100% - 1991
Heated Area: 3658
HX Base Yr 1991

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

VALUATION BY

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I V I	RSN CD	SALE PRICE
0926/0073	3/28/2000	QC	U	I	01	100

GRANTOR: WRIGHT SIDNEY & EUNIC

GRANTEE: WRIGHT SIDNEY

0761/0016

5/28/1996

WD

U

I

06

3,900

GRANTOR: WRIGHT ALMA J

GRANTEE: WRIGHT SIDNEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 FOP=[YR=1993] N18 W4 S11 W3 S7 E7\$ W7 N7 E3 N11 W20 S64 E24 N15 E8 FOP=[YR=1993] E7 N3 W7 S3 \$ N3 E7 S3 E37 UGR=[YR=1993] S15 E24 N20 W24 S5\$ N5 E24 N26\$.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF

0

REVIEW DATE

05/05/2020

BY

KBA

Total Acres: 1.00

Total Land Value: 35,000

Market: 0

Agricultural: 0

Common: 35,000

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