

BLK 2 PT LOT 2 IN OR 1983/494
(EX ESMT IN OR 2060/396)
HILLS AT THOMAS CREEK PBK 5/65

WEBB KEVIN & ANGELA C
431004 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	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	1,905	100	1,905	197,509
FGR	400	55	220	22,810
FOP	73	30	22	2,281
FOP	190	30	57	5,910
TOTALS	2,568		2,204	228,509

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	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50	6.50	100	1998	1998	3	75	2,433	
2	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	1998	1998	3	20	660	
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2001	2001	3	29	3,898	
4	1242	WD DECK A	0	100	0	0	430.00	SF	10.00	10.00	100	2001	2001	3	20	860	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	30	6,048	
6	0810	CONCRETE A	0	100	26	18	468.00	SF	6.50	6.50	100	2002	2002	3	82	2,494	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	

LAND DESCRIPTION			TOTAL OB/XF 18,013													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.41	AC		1.00	1.00	1.00	16,000.00	16,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,204	120.9271	114.88	253,196	1998	2003	0	0	0	9.75	90.25	

1 SINGLE FAM - 100% - 2016

Heated Area: 1905

HX Base Yr 2016

22

3

19

13

3

4

10

37

20

20

15

20

44

24

34

7

10

2

5

BAS

1998

FOP

1998

FOP

1998

BLD DATE

LGL DATE

05/31/2023

MLA

431004 KEEN CEMETERY RD, CALLAHAN												BLD DATE		LGL DATE		05/24/2023	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

TOTAL OB/XF 18,013												BUILDING DIMENSIONS				
												BAS=[YR=1998] W13 FOP=[YR=1998] W19 S3 E3 S1 E16 N4 \$ S4 W16				
												N1 W3 N3 W22 S37 FGR=[YR=1998] S20 E20 N15 FOP=[YR=1998] E34				
												N7 W10 S2 W24 S5 \$ N5 W20 \$ E44 N2 E10 N35 \$.				