

BLOCK 3 PT OF LOT 14 (S-2)
IN OR 1226/686
HILLS AT THOMAS CREEK PB 5/65

CLIFTON SHIRLEY A
43123 CLIFTON ACRES RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0142



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2,372	249,279
FEP	316	80	253	26,589
FGR	510	55	280	29,426
FOP	35	30	10	1,051
TOTALS	3,233		2,915	306,345

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,915	96.3594	120.45	351,112	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM - 100% - 2007

Heated Area: 2372

HX Base Yr 2007

The site map shows a large rectangular property with several internal divisions. The zones are labeled in blue text: FEP 2006 (top center), BAS 2006 (center), FOP 2006 (bottom left), and FGR 2006 (bottom right). Dimensions are provided for each section and along the boundaries. The top boundary has segments of 22, 30, and 11. The right boundary has segments of 11, 43, and 22. The bottom boundary has segments of 23, 20, 25, 15, 5, and 16. The left boundary has segments of 43 and 16. Internal dimensions include 11, 15, 2.9, 5, 6, 7, 2, 5, 7, 2, 2, 5, 7, 2,