

BLK 4 LOT 8 (EX PT IN
OR 822/460)
HILLS AT THOMAS CREEK PBK 5/65

CHAVIS WILLIAM M & ANGELIA S
43036 MORRIS DRIVE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0082



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 Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
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	2,948	100	2,948	283,119
FOP	61	30	18	1,729
FSP	209	40	84	8,067
PTO	230	5	12	1,152
UEP	253	60	152	14,597
UGR	630	45	284	27,275
TOTALS	4,331		3,498	335,940

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,498	94.5576	118.20	413,464	1998	1998	0	0	0	18.75	81.25
1 SNGL FAM - 100% - 1999 Heated Area: 2948 HX Base Yr 1999												
43036 MORRIS DR, CALLAHAN												
		BLD DATE	10/10/2013		KK	LGL DATE						
		XF DATE				LAND DATE	05/24/2023					
		INC DATE				AG DATE	MLU					

EXTRA FEATURES						43036 MORRIS DR, CALLAHAN				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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0940	SHEDS/PORT	0 100	24	8	192.00	SF	22.50	22.50	100	2003	2003	3	21	907	
3	0812	CONCRETE C	0 100	0	0	2,000.00	SF	4.00	4.00	100	1998	1998	3	75	6,000	
4	0754	FOP	0 100	32	24	768.00	SF	15.00	15.00	100	2008	2008	3	35	4,032	
5	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	2008	2008	3	35	70	
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