

LOT 3 & PT OF SEC 25-2N-24E
IN OR 2166/659
ALLIGATOR RIDGE PB 6/192

CARTER GENE JR
615720 RIVER RD
CALLAHAN, FL 32011

2024

25-2N-24-0050-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
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		
BUD4 Adjustme	30	. 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
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	2,267	100	2,267	288,311
FGR	949	55	522	66,387
FOP	102	30	31	3,942
FOP	258	30	77	9,793
FUS	898	100	898	114,205
TOTALS	4,474		3,795	482,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,795	119.7000	149.62	567,808	2003	2003	0	0	15.00	85.00

1 SNGL FAM - 100% - 2019

Heated Area: 3165

HX Base Yr 2019

The floor plan diagram illustrates a building layout with four distinct rooms, each labeled with a blue text box: **BAS 2003** (Bathroom), **FOP 2003** (Front Office), **FGR 2003** (Front Garage), and **FUS 2003** (Front Utility). The rooms are interconnected by a network of corridors and walls, with dimensions (in feet) provided for various sections. The layout is complex, with multiple turns and varying widths. The dimensions are as follows:
 - **Top Section:** 29, 6, 8, 23, 4, 21, 15, 19, 12, 7, 6, 15, 11, 11, 3, 13, 14, 6, 5, 25, 12, 6, 5, 7, 15.
 - **Left Section:** 24, 6, 3, 21, 20, 34, 10, 4, 8, 11, 10, 12, 10, 7, 13, 7, 37.
 - **Bottom Section:** 10,