

LOT 27
IN OR 1452/1670
THE TRAILS PB 6/296

EPPS JANICE R
55089 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-8600-0027-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
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	8023.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	191,209
FGR	497	55	273	28,952
FOP	108	30	32	3,394
FSP	220	40	88	9,333
TOTALS	2,628		2,196	232,887

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,196	93.4920	116.86	256,625	2004	2004	0	0	9.25	90.75
1 SNGL FAM - 100% - 2005											
Heated Area: 1803											
HX Base Yr 2005											
55089 COUNTRY TRAIL DR, CALLAHAN											