

PT OF LOT 7 (S-1)
IN OR 2463/684
EAST CALLAHAN SUB PB 1/35

CROFT GEVIN
45151 KILPATRICK RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0007-0010



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		30	VINYL 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		02	WALL BD/WD 100	
Interior Floo		09	PINE WOOD 60	
Interior Floo		13	LVT/LAMNT 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2 100	
Frame		02	WOOD FRAME 100	
Stories		0	0 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		06	Quality Level 06	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	129,605
FOP	184	30	55	5,211
FST	119	55	65	6,158
TOTALS	1,671		1,488	140,974

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,488	112.3734	106.75	158,844	1940	2000	0	0	0	11.25	88.75	

1 SINGLE FAM - 100% - 2022

Heated Area: 1368

HX Base Yr 2022

7 17 17 7

36 36 24 23 8 2 23 8

FST 2000

BAS 1993

FOP 1993

BLD DATE	11/07/2007	DJ	LGL DATE
XF DATE			LAND DATE