

TRAWICK CLARICE A REV TRUST/TRAWICK CLARICE A TRUS
45431 FIFTH AV
CALLAHAN, FL 32011

29-2N-25-3220-0004-0023

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

30 VINYL 80

Exterior Wall

20 FACE BRICK 20

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

13 LVT/LAMNT 70

Interior Floor

11 CLAY TILE 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 100

Occupancy

00 NONE 100

Quality

01 Quality Level 01

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA07

NEIGHBORHOOD/LOC

7001.00

TOTALS

2,1191,757208,033

CONSTRUCTION

1 SNGL FAM - 100% - 2007

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0900011,757103.4100129.26227,11020062007008.4091.60

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 1Tax Dist:
BUILDING MARKET VALUE208,033
TOTAL MARKET OB/XF VALUE3,631
TOTAL LAND VALUE - MARKET77,000
TOTAL MARKET VALUE288,664
SOH/AGL Deduction146,960
ASSESSED VALUE141,704
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE91,704
TOTAL JUST VALUE288,664
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE257,582

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE
1844/08432/19/2013WDUII30100
GRANTOR: TRAWICK CLARICE J
GRANTEE: TRAWICK CLARICE A T
1419/04686/09/2006WDQII155,000
GRANTOR: WEST LAWRENCE W JR &
GRANTEE: TRAWICK RUSSELL A &

BUILDING NOTES

BAS=[YR=2006] W21 UEP=[YR=2017] N12 W20 S12 E20 \$ W28 S37 E13 FOP=[YR=2006] E14 FGR=[YR=2006] S3 E22 N21 W8 N3 W14 S21 \$ N4 W14 S4 \$ N4 E14 N17 E14 S3 E8 N19 \$.

BUILDING DIMENSIONS

BAS=[YR=2006] W21 UEP=[YR=2017] N12 W20 S12 E20 \$ W28 S37 E13 FOP=[YR=2006] E14 FGR=[YR=2006] S3 E22 N21 W8 N3 W14 S21 \$ N4 W14 S4 \$ N4 E14 N17 E14 S3 E8 N19 \$.

EXTRA FEATURES

45431 FIFTH AVE, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/02/2023MLU

LAND DESCRIPTION

TOTAL OB/XF3,631

REVIEW DATE11/13/2019BYKBA

Total Acres: 0.00Total Land Value: 77,000Market: 0Agricultural: 0Common: 77,000PRINTED 08/06/2024 BY SYS