

WESCH DEBORAH
44275 COMMANCHEE RD
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

010001

MDL1,814

EFF. AREA110.7700

TOT ADJ PTS110.7700

EFF. BASE RATE105.23

REPL. COST NEW190,887

AYB1994

EYB1999

ECON0

FNCT0

NORM011.50

% COND88.50

1 SINGLE FAM - 100% - 0

Heated Area: 1684

HX Base Yr

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories Units

BUD8 Adjustme Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FUS

UOP

USP

TOTALS

10

03

ABOVE AVG 100
GABLE/HIP 100

03

02

COMP SHNGL 100
WALL BD/WD 80

05

14

DRYWALL 20
CARPET 90

11

03

CLAY TILE 10
CENTRAL 100

04

02

AIR DUCTED 100
3 100
2 100

1.5

06

WOOD FRAME 100
1.5 100
0 100

00

05

DIST 1D 100
NONE 100

05

IMPROVED AG

08

8001.00

1,072

100

1,072

99,834

612

100

612

56,995

384

20

77

7,171

176

30

53

4,936

2,244

1,814

168,935

44275 COMMANCHEE RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/19/2023

MLU

EXTRA FEATURES

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

2.00

UT

3,500.00

3,500.00

100

1994

1994

3

76

5,320

2

0940

SHEDS/PORT

0 100

15

16

240.00

SF

20.10

20.10

100

1985

1985

3

20

965

3

0940

SHEDS/PORT

0 100

13

8

104.00

SF

20.10

20.10

100

1999

1999

3

20

418

4

0936

SEPTC TANK

0 100

0

0

1.00

UT

6,000.00

6,000.00

100

2001

2001

3

100

6,000

5

0093

MANL GATE

0 100

0

0

1.00

UT

1,200.00

1,200.00

100

2006

2006

3

27

324

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

005000

C

RURAL HOME

100

0007

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

35,000.00

35,000.00

35,000

2

006000

A

PAST1/HAY

0

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

370.00

370.00

740

3

005500

A

TIMBER 2 SI

0

OR

0.00

0.00

3.40

AC

1.00

1.00

1.00

555.00

555.00

1,887

4

009910

M

MKT.VAL.AG

0

OR

0.00

0.00

5.40

AC

1.00

1.00

1.00

16,000.00

16,000.00

86,400

REVIEW DATE

05/04/2020

BY

KBA

Total Acres:

6.40

Total Land Value:

37,627

Market:

86,400

Agricultural:

2,627

Common:

35,000

PRINTED 08/06/2024 BY SYS

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