

BLOCK 4 PT LOT 2 &
ALL LOTS 3 & PT OF LOT 4
IN OR 1652/1129

WILLINGHAM STEPHEN W
44170 COMMANCHEE ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0004-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	1,768	100	1,768	138,844
FOP	15	30	4	314
FSP	308	40	123	9,659
FST	594	55	327	25,680
TOTALS	2,685		2,222	174,498

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,222	117.5020	111.63	248,042	1973	1980	0	0	29.65	70.35

1 SINGLE FAM - 100% - 2010

Heated Area: 1768

HX Base Yr 2010

FSP 1993

FST 2009

BAS 1993

FOP 1993

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/19/2023

ML