

PT OF LOTS 45 (S-1) & 46 (S-1)
IN OR 1724/280
BRANCH CREEK PB 7/343

ROBERTS CHRISTINA L
45350 WEAVER CIRCLE
CALLAHAN, FL 32011

2024

32-2N-25-019B-0045-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1,547	177,238
FGR	479	55	263	30,132
FOP	24	30	7	802
USP	200	30	60	6,874
TOTALS	2,250		1,877	215,046

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	102.4100	128.01	240,275	2009	2009	0	0	0	10.50	89.50

1 SNGL FAM - 100% - 2012

Heated Area: 1547

HX Base Yr 2012

BLD DATE

XF DATE

LGL DATE

LAND DATE