

BLOCK 2 PT OF LOT 4
IN OR 2226/1409
S-4 & S-5

WATKINS GEORGE ONEAL
44328 NASSAU AVENUE
CALLAHAN, FL 32011

2024

32-2N-25-2920-0002-0044



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
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		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	1,600	100	1,600	147,346
FCP	812	25	203	18,694
FSP	200	40	80	7,367
TOTALS	2,612		1,883	173,407

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,883	107.4080	102.04	192,141	2000	2003	0	0	9.75	90.25
1 SINGLE FAM - 100% - 2019				Heated Area: 1600				HX Base Yr 2019			
The diagram shows a property layout with three distinct areas. On the left is a rectangular area labeled 'FCP 2001' with dimensions 29 by 28. To its right is a smaller rectangular area labeled 'FSP 2012' with dimensions 20 by 10. To the right of the FSP area is a large rectangular area labeled 'BAS 2001' with dimensions 31 by 32. The areas are arranged such that the FSP area is positioned between the FCP and BAS areas, and the BAS area is to the right of the FCP area. The total area is 1600 square feet.											
BLD DATE					LGL DATE						
XF DATE					LAND DATE						