

LOT 50
IN OR 2247/1089
RESERVE AT DEER RUN #1 PB 8/24

LAVERY DENNIS M & DONNA M L/E/
53106 EQUESTRIAN WAY
CALLAHAN, FL 32011

2024

35-3N-25-1810-0050-0000



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	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
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		05
NEIGHBORHOOD/LOC	5012.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	1,462	195,246
FGR	420	55	231	30,849
FOP	12	30	4	534
USP	304	30	91	12,153
TOTALS	2,198		1,788	238,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	111.0000	138.75	248,085	2018	2018	0	0	0	3.75 96.25
1 SNGL FAM - 100% - 2019						Heated Area: 1462		HX Base Yr 2019			

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