

ASPINWALL JAMES EST
54061 CATHERINE AVE
CALLAHAN, FL 32011

37-1N-25-296C-0070-0000

BUILDING CHARACTERISTICS

ELEMENTCD01MINIMUM 100FLAT 10001MINIMUM 100PLYWOOD 10006VINYL ASB 10001NONE 100CONVECTION 100010002WOOD FRAME 1001.1.1000100DIST 1D 1000820MOBILE HOME08MAP NUMMKT AREA8026.00NEIGHBORHOOD/LOC8026.00BAS721006729,878STR3210344UOP722518265UOP1762544647USP16850841,235TOTALS1,12082112,069EXTRA FEATURES54061 CATHERINE AVE, CALLAHANL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10940SHEDS/PORT001014140.00SF30.0030.001001988198832084020940SHEDS/PORT002412288.00SF15.0015.0010019881988320864LAND DESCRIPTIONTOTAL OB/XF1,704L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH0RM150.00362.001.00LT1.001.001.0045,000.0045,000.0045,000REVIEW DATE11/20/2019BYKBA

MARKET ADJUSTMENTS

TOTAL ADJ PTS70.0000EFF. BASE RATE49.00REPL. COST NEW40,229AYB1970EYB1970ECONFNCTNORM% COND0070.0030.00Heated Area: 672HX Base Yr

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE12,069TOTAL MARKET OB/XF VALUE1,704TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE58,773SOH/AGL Deduction6,064ASSESSED VALUE52,709TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE52,709TOTAL JUST VALUE58,773NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE57,911SALES DATAOFF RECORD NumberDATETYPEINSTQUVIIRSN CD SALE PRICE2247/04761/03/2019QCUII11100GRANTOR: ASPINWALL SHIRLEY & DGRANTEE: ASPINWALL JAMES W1654/141512/21/2009QCUII30100GRANTOR: HATCH DOROTHY BGRANTEE: HATCH MICHAEL A ETABUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W26 USP=[YR=2008] N8 W21 UOP=[YR=2008] W9 S8 E9 N8\$ S8 E21\$ W30 S12 E34 UOP=[YR=2008] S8 E7 STR=[YR=2008] S4 E8 N4 W8\$ E15 N8 W22\$ E22 N12\$.LAND DESCRIPTIONTOTAL OB/XF1,704L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH0RM150.00362.001.00LT1.001.001.0045,000.0045,000.0045,000REVIEW DATE11/20/2019BYKBATotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 08/06/2024 BY SYS