

BLOCK 4 LOT 12
IN OR 734 PG 198
SPRING LAKE EST #1 PB 5/183

DAVIS GEORGE W & DALE B
319 IRISH ROSE RD
ST AUGUSTINE, FL 32092

2024

46-2N-25-197A-0004-0120



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		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		8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	237,723
FOP	107	30	32	3,209
FOP	172	30	52	5,214
UGR	999	45	450	45,119
TOTALS	3,649		2,905	291,263

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND			
0900	01	2,905	99.6400	124.55	361,818	1990	1997	0	0	0	19.50	80.50			
1 SNGL FAM - 100% - 1996															
Heated Area: 2371															
HX Base Yr 1996															
The diagram shows a floor plan with three labeled areas: FOP 1993 (top left), FOP 1993 (bottom left), and BAS 1993 (center). The BAS 1993 area is a large rectangle with dimensions 27 by 37. The FOP 1993 areas are smaller rectangles with dimensions 14 by 8 and 14 by 3. The overall footprint is a large rectangle with dimensions 39 by 27. The total area is 2371.															
BLD DATE			07/28/2008			JW			LGL DATE			04/04/2024		MLU	
XF DATE									LAND DATE						
INC DATE									AG DATE						

EXTRA FEATURES							55199 DEER RUN RD, CALLAHAN				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380		
2	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,546		
3	1127	BRICK 8"	0	100	0	0	42.00	SF	11.00	11.00	100	1990	1990	3	86	397		
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1996	1996	3	20	8,160		
5	0845	KOOL DECK	0	100	0	0	528.00	SF	7.25	7.25	100	1996	1996	3	72	2,756		
6	0812	CONCRETE C	0	100	0	0	1,128.00	SF	4.00	4.00	100	1996	1996	3	72	3,249		