

BLOCK 6 LOT 1
IN OR 1831/280
SPRING LAKE EST #2 PB 5/185

TAYLOR DEANA L & JAMES P
55430 DEER RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197B-0006-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		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	2,499	100	2,499	243,268
FEP	99	80	79	7,690
FEP	280	80	224	21,805
FGR	578	55	318	30,956
FOP	36	30	11	1,071
FST	50	55	28	2,726
UDU	169	55	93	9,053
TOTALS	3,711		3,252	316,569

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,252	102.6720	128.34	417,362	1990	1990	0	0	24.15	75.85

1 SNGL FAM - 100% - 1991

Heated Area: 2499

HX Base Yr 1991

Floor plan diagram showing various rooms and their market adjustments. Rooms include FEP 2001, FEP 1993, BAS 1993, FOP 1993, FST 1993, FGR 1993, and UDU 1993. Dimensions are provided for each room and the overall lot.

BLD DATE	LGL DATE
XF DATE	LAND DATE

04/04/2024

ML