

BLOCK 16 LOT 11
IN OR 1545/1062
SPRING LAKE EST 4 REPLAT

DECKER KEVIN B & DEANA C
55241 BEAR RUN ROAD
CALLAHAN, FL 32011

2024

46-2N-25-197D-0016-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	262,844
FGR	747	55	411	46,285
FOP	30	30	9	1,014
FOP	162	30	49	5,518
FUS	340	100	340	38,289
PTO	30	5	2	226

TOTALS	3,643		3,145	354,176
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EXTRA FEATURES	
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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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	6,160	
2	0812	CONCRETE C	0 100	0	0	1,755.00	SF	4.00	4.00	100	2004	2004	3	84	5,897	
3	0861	POOL GUNIT	0 100	0	0	529.00	SF	85.00	85.00	100	2005	2005	3	40	17,986	
4	0845	KOOL DECK	0 100	0	0	707.00	SF	7.25	7.25	100	2005	2005	3	86	4,408	
5	0476	VF 6 SBPL	0 100	0	0	420.00	LF	32.00	32.00	100	2007	2007	3	72	9,677	
6	0911	SCRN RM A	0 100	0	0	1,100.00	SF	17.50	17.50	100	2018	2018	3	82	15,785	

LAND DESCRIPTION			TOTAL OB/XF 59,913													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00

REVIEW DATE	02/26/2024	BY	KBA	Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000	PRINTED 08/06/2024 BY	SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,145	105.0640	131.33	413,033	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM - 100% - 2005

Heated Area: 2674

HX Base Yr 2005

The diagram shows a complex floor plan with several rooms and their dimensions. The main area is labeled 'BAS 2004'. Other rooms include 'FGR 2004', 'FOP 2004', 'FUS 2004', and 'PT 2004'. Dimensions are provided for each room and the overall area.

Dimensions for main area (BAS 2004):

- Top horizontal: 13
- Right vertical: 11, 8, 19
- Bottom horizontal: 18, 5, 8, 3
- Left vertical: 35, 30, 35
- Internal horizontal: 18, 9, 11, 5, 17
- Internal vertical: 9, 6, 16
- Small room (FGR 2004): 35, 13, 6, 4
- Small room (FOP 2004): 18, 9, 18, 5
- Small room (FUS 2004): 14, 12, 12, 4, 4, 6
- Small room (PT 2004): 9, 6, 16, 17