

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	04	PLYWOOD 20		
Interior Floo	07	CORK/VTILE 80		
Interior Floo	03	CONC FINSH 20		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	14	100		
Frame	03	MASONRY 100		
Story Height	8	100		
RMS	12	100		
Stories	1.	1. 100		
Units	0	100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	1720	MEDICAL OFFICE		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2,203	156,234
BAS	143	100	143	10,142
BAS	654	100	654	46,381
CAN	400	30	120	8,510
FST	816	50	408	28,935
TOTALS	4,216		3,528	250,201

1 MDL OFFICE - 0% - 0

Heated Area: 3000

HX Base Yr

The site plan shows a large rectangular building footprint with several smaller rectangular extensions. Dimensions are provided for various sections: 24, 34, 26, 39, 13, 14, 11, 18, 10, 50, 8, 13, 5, 18, 10, 50. Labels include FST 1993, BAS 1993, BAS 2003, CAN 1994, BAS 2003, and CAN 1994.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	3,528	88.4358	143.27	505,457	1969	1986	0	0	50.50	49.50

BLD DATE
XF DATE
INC DATE

07/14/2022
07/14/2022

HS
KK

LGL DATE
LAND DATE
AG DATE

07/14/2022
07/14/2022

KK

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/0765	6/04/2013	WD	Q	I	01	275,000

GRANTOR: UPCHURCH ELIZABETH

GRANTEE: A & B HALL PROPERTI

0795/0255

6/02/1997

WD

Q

I

90,000

GRANTOR: OVERBY KELLY

GRANTEE: UPCHURCH ELIZABETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=1993] N34 W24 S34 E24\$ W24 S39 BAS=[YR=2003] S11 BAS=[YR=2003] S10 CAN=[YR=1994] S8 E50 N8 W50\$ E50 N10 W18 N11 W14 S11 W18\$ E13 N11 W13\$ E13 S11 E5 N11 E14 S11 E18 N50\$.

EXTRA FEATURES

542800 US HWY 1, CALLAHAN

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	0812	CONCRETE C	0	0	0	0		1,097.00	SF 3.20	3.20	100	1975	1975	3	26	913	
2	0810	CONCRETE A	0	0	0	0		493.00	SF 6.50	6.50	100	2000	2000	3	79	2,532	
3	0422	CL FNC 4'	0	0	0	0		196.00	LF 12.00	12.00	100	1990	1990	3	27	635	
4	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	300.00	100	1990	1990	3	27	81	
5	0971	ST LGHT OV	0	0	0	0		1.00	UT 1,555.00	1,555.00	100	2005	2005	3	66	1,026	
6	0424	CL FNC 6'	0	0	0	0		32.00	LF 20.00	20.00	100	2008	2008	3	74	474	
7	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2008	2008	3	74	444	
8	0803	ASPHALT C	0	0	0	0		3,120.00	SF 2.00	2.00	100	2022	2022	3	90	5,616	

LAND DESCRIPTION

TOTAL OB/XF 11,721

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0004	INTNS	100.00	333.00	32,557.00	SF		1.00	1.00	1.00	3.00	3.00	97,671							

REVIEW DATE 07/14/2022 BY HS

Total Acres: 0.00 Total Land Value: 97,671 Market: 0 Agricultural: 0 Common: 97,671 PRINTED 08/06/2024 BY SYS