

SHAW ZACHARY LEWIS
45056 4TH AVENUE
CALLAHAN, FL 32011

51-2N-25-015A-0072-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 80

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

7003.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,497

100

1,497

166,084

FGR

431

55

237

26,294

FOP

21

30

6

665

FOP

143

30

43

4,771

TOTALS

2,092

1,783

197,815

EXTRA FEATURES

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

0811

CONCRETE B

0

0

0

0

708.00

SF

5.20

5.20

100

2007

2007

3

88

3,240

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

0

0006

RL

0.00

0.00

1.00

LT

1.00

1.00

1.00

40,000.00

40,000.00

40,000

REVIEW DATE

04/23/2020

BY

KBA

Total Acres:

0.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

PRINTED 08/06/2024 BY SYP

MARKET JUSTIFICATIONS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,783

126.3900

120.07

214,085

2007

2007

0

0

0

7.60

92.40

1 SINGLE FAM - 0% - 0

Heated Area: 1497

HX Base Yr

13

11

11

13

35

7

13

26

2

6

2

25

15

20

22

19

3

5

8

5

4

5

FOP

2007

BAS

2007

FGR

2007

FOP

2007

BLD DATE

10/17/2007

DJ

LGL DATE

LAND DATE

AG DATE

INC DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2106/1577

3/09/2017

SW

U

I

12

117,000

GRANTOR: LSF9 MASTER PARTICIPA

GRANTEE: SHAW ZACHARY LEWIS

2090/1495

12/27/2016

CT

U

I

18

115,100

GRANTOR: CLERK OF COURT

GRANTEE: LSF9 MASTER PARTICI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 FOP=[YR=2007] N11 W13 S11 E13\$ W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 FOP=[YR=2007] S1 E5 FGR=[YR=2007] S3 E19 N22 W6 N1 W13 S20\$ N5 W4 S4 W1\$ E1 N4 E4 N15 E13 S1 E6 N26\$.