

LOT 17
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

SERRANO ROSE COHEN
45279 RED BRICK DR
CALLAHAN, FL 32011

2024

51-2N-25-4175-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	14	CARPET 50		
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		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC	8034.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	129,959
FGR	229	55	126	13,818
FOP	48	30	14	1,535
FOP	72	30	22	2,413
TOTALS	1,534		1,347	147,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,347	115.4400	109.67	147,725	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2024				Heated Area: 1185				HX Base Yr			
6 6 8 13 8 12 37 3 3 8 11 19 4 4 8 10 14 4 11 23 11 BAS 2024 FGR 2024 FOP 2024 FOP 2024											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	