

FARRIS LUCILLE
45124 RED BRICK DR
CALLAHAN, FL 32011

51-2N-25-4175-0060-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall03

VINYL 100

Roof Structure03

GABLE/HIP 100

Roof Cover05

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor14

CARPET 60

Interior Floor08

SHT VINYL 40

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame02

WOOD FRAME 100

Stories

2.

Units

2. 100
0 100

Quality03

Quality Level 03

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA07

NEIGHBORHOOD/LOC

8034.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

632

100

632

64,843

FGR

286

55

157

16,108

FOP

40

30

12

1,231

FOP

48

30

14

1,436

FUS

889

100

889

91,211

STR

48

10

5

513

TOTALS

1,943

1,709

175,343

EXTRA FEATURES

45124 RED BRICK DR, 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

0810

CONCRETE A

0 100

42

16

672.00

SF

6.50

6.50

100

2024

2023

100

4,368

LAND DESCRIPTION

TOTAL OB/XF4,368

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000310

C

TOWNHOUSE2

100

RM - C

0 0.00

0.00

1.00

LT

1.00

1.00

1.00

35,000.00

35,000.00

35,000

REVIEW DATE

11/29/2023

BY

KW

Total Acres: 0.00

Total Land Value: 35,000

Market: 0

Agricultural: 0

Common: 35,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYECONFNCT

NORM% COND

032001

1,709108.0000

102.60

175,3432023

2023

0

0

0.00100.00

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

175,343

4,368

35,000

214,711

62,474

152,237

55,000

97,237

214,711

179,711

35,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE

RSN CD

SALE PRICE

2676/1160

10/27/2023

WD

Q

I

01

254,000

GRANTOR: WJHFL LLC

GRANTEE: FARRIS LUCILLE

2564/0623

5/16/2022

WD

U

I

11

100

GRANTOR: CALLAHAN CROSSING LLC

GRANTEE: WJHFL LLC DBA WJH L

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=0,0] W21 S16 E4 S12 W4 S16 E8 S1 E13 N45 \$

BAS=[YR=2024;ORIG=10,0] E12 E9 S24 W13 S16 W8 N40 \$

FGR=[YR=2024;ORIG=31,24] S22 W13 N1 N21 E13 \$

FOP=[YR=2024;ORIG=22,0] N6 E8 S6 W8 \$

STR=[YR=2024;ORIG=-21,16] S12 E4 N12 W4 \$

FOP=[YR=2024;ORIG=18,45] W8 N5 E8 S5 \$

PTR=[ORIG=10,0] W10 E10 \$

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