

LOT 46
IN OR 2084/1324
AMENDED CUSHING CREEK ESTATES

JOHNSON LESTER JR & ZALINA
44908 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0046-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8006.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2019	2,139	313,162
FGR	506	55	2019	278	40,700
FOP	41	30	2019	12	1,757
FOP	380	30	2019	114	16,690
TOTALS	3,066			2,543	372,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,543	113.7600	150.16	381,857	2019	2019	0	0	0	97.50
1 SNGL FAM - 100% - 2020											
Heated Area: 2139											
HX Base Yr 2020											