

LOTS 41 & 46
CASE #2012-CP-39 OR 1781/1230
& OR 1789/56 & OR 1823/489

STUDT SHELBY P &/PAGE DONALD R EST
44088 MCKENDREE DR
CALLAHAN, FL 32011

2025

04-1N-25-2780-0041-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
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			
BUD8 Adjustme	06	DIST 1D 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	966	100	1993	966	73,300
BAS	120	100	1998	120	9,106
BAS	126	100	1998	126	9,561
FEP	128	80	1993	102	7,740
UDU	80	55	1993	44	3,339
TOTALS	1 420			1 358	103 045

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,358	112.0000	112.00	152,096	1949	1965	0	0	0	32.25	67.75	
1 SINGLE FAM - 0% - 0													
Heated Area: 1212													
HX Base Yr													

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