

DES ISLETS TINA
44154 PINEBREEZE BLVD
CALLAHAN, FL 32011-7684

04-1N-25-279E-0002-0000

[illegible]

LOT 2
IN OR 1649/820
ESMT IN OR 694/322

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CALLAHAN, FL 32011-7684

2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	480	100
	1993	480
		33,110
BAS	684	100
	2001	684
		47,182
FSP	84	40
	1993	34
		2,345
TOTALS	1,248	1,198
		82,638

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	100.7000	100.70	120,639	1943	1976	0	0	0	31.50	68.50
2 SINGLE FAM - 0% - 2022												
Heated Area: 1164												
HX Base Yr 2022												
24 7 27 7 4 9 4 8 24 20 24 20 12 7 12 BAS 2001 BAS 1993 FSP 1993												

BLD DATE		LGL DATE	
VE DATE		LAND DATE	05/09/2025

ML
