

LOT 3
IN OR 2232/1977
R/W IN OR 729/514

BALL TYRONE II & SENECA
44029 MAGGIE LANE
CALLAHAN, FL 32011

2025

04-1N-25-279E-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	2,138	100	1993	2,138	283,065
BAS	621	100	2006	621	82,219
FOP	32	30	1993	10	1,324
USP	292	30	1993	88	11,651
TOTALS	3,083			2,857	378,259

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,857	113.0115	149.18	426,207	1992	2009	0	0	11.25	88.75
1 SNGL FAM - 100% - 2021				Heated Area: 2759				HX Base Yr 2021			