

BLOCK 1 LOTS 20 & 21
SWALLOWFORK ESTATES PB 5/305
UTIL ESMT OR 2308/687

ATON CONSTANCE
44102 QUAIL RIDGE DR
CALLAHAN, FL 32011

2025

06-1N-25-199S-0001-0200



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
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			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1994	1,032	112,216
FGR	288	55	1994	158	17,180
PTO	660	5	1994	33	3,588
TOTALS	1,980			1,223	132,985

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	127.5498	127.55	155,994	1994	1994		0	0	14.75	85.25

1 SINGLE FAM - 100% - 2025

Heated Area: 1032

HX Base Yr 2025

12

55

PTO
1994

12

43

12

FGR
1994

24

24

43

BAS
1994

24

24

12

FGR
1994

24

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/26/2025

MLU