

SEVIGNY THOMAS & MARILYN FAMILY TRUST/SEVIGNY THOMAS
44089 LITTLE MAGNOLIA LANE
CALLAHAN, FL 32011

06-1N-25-199S-0281-0000

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	05	Quality Level 05			
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	1,200	100	2024	1,200	25,625
TOTALS	1,200			1,200	25,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,200	58.3000	21.57	25,884	2024	2024	0	0	1.00	99.00
2 GARAGE RES - 100% - 2025						Heated Area: 1200		HX Base Yr 2024			
3040 BAS 2024 3040											