

LOTS 343 THRU 351.5 & E1/2 OF
ABND ALLEY & W1/2 OF ABND ST
IN RES 2003-97

FINKLEA JEFFREY P & AUBRY
43774 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

14-1N-24-2180-0343-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	13	LVT/LAMNT 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	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC		8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1994	1,500	192,018
BAS	896	100	2007	896	114,699
FOP	400	30	1994	120	15,361
TOTALS	2,796			2,516	322,079

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,516	107.1600	141.45	355,888	1994	2004	0	0	9.50	90.50

1 SNGL FAM - 100% - 2016

Heated Area: 2396

HX Base Yr 2016

28

32

BAS
2007

32

28

22

BAS
1994

30

50

8

FOP
1994

8

BLD DATE

11/20/2007

JL

LGL DATE

05/21/2025

ML

XF DATE

LAND DATE