

LOT 1250 IN OR 2298/173 &
PT OF LOT 1257 BEING
PARCEL "2" IN OR 2407/48

LINDSEY JAMES L & CHARLEE R
33282 RUSTIC CYPRESS TRAIL
CALLAHAN, FL 32011

2025

15-1N-24-2180-1250-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0700	MISC RESIDENTIAL			
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	1,280	100	2020	1,280	23,188
FCP	600	25	2020	150	2,718
UCP	1,280	20	2020	256	4,638
TOTALS	3,160			1,686	30,542

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,686	51.0000	18.87	31,815	2020	2020	0	0	4.00	96.00
1 GARAGE RES - 0% - 0							Heated Area: 1280		HX Base Yr		
15 40 32 40 15 40 32 40 15 40 32 40 FCP 2020 BAS 2020 UCP 2020											