

LOT 13
TUPELO PLANTATION PB 7/206
ESMT IN OR 2557-1038

MAHONEY THOMAS & LAUREN
333448 HALF HITCH DR
CALLAHAN, FL 32011

2025

16-1N-24-2090-0013-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		11	CLAY TILE 60		
Interior Floo		14	CARPET 40		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories			1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		01	Quality Level 01		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		09
NEIGHBORHOOD/LOC		9013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	2022	1,926	294,067
FGR	975	55	2022	536	81,838
FOP	126	30	2022	38	5,802
FOP	750	30	2022	225	34,353
SFB	180	80	2022	144	21,987
TOTALS	3,957			2,869	438,047

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,869	97.1208	153.45	440,248	2022	2022	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2023

Heated Area: 2070

HX Base Yr 2023

The floor plan diagram illustrates the layout of a single-family residential unit (SFR) with a total heated area of 2070 square feet. The plan is divided into several rooms and areas, each labeled with a code and the year 2022. The dimensions for each section are as follows:

- SFB 2022** (Storage/Bedroom): 12' x 15'
- FOP 2022** (Front Office/Parlor): 50' x 15'
- BAS 2022** (Bathroom): 62' x 15'
- FOP 2022** (Front Office/Parlor): 24' x 25'
- FGR 2022** (Front Garden/Room): 39' x 25'
- Other areas**: 12' x 15', 15' x