

LOT 20
IN OR 2244/880
TUPELO PLANTATION WEST PB 8/17

PETERSON LAURENS III & APRIL
35039 HEARTHSTONE WAY
CALLAHAN, FL 32011

2025

17-1N-24-2091-0020-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	2,337	100	2020	2,337	370,176
FGR	420	55	2020	231	36,590
FOP	38	30	2020	11	1,742
FOP	293	30	2020	88	13,939
TOTALS	3,088			2,667	422,447

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,667	101.7792	160.81	428,880	2020	2020	0	0	0	1.50	98.50

1 SFR CUST - 100% - 2021

Heated Area: 2337

HX Base Yr 2021

The floor plan diagram illustrates a building layout with three distinct areas: BAS 2020 (Basement), FOP 2020 (First Floor), and FGR 2020 (Garage). The main rectangular area is labeled BAS 2020. A smaller rectangular area at the bottom left is labeled FGR 2020. A small rectangular area at the bottom center is labeled FOP 2020. Dimensions are provided for various segments of the perimeter and internal divisions. The overall dimensions of the main area are 31 units wide and 39 units high. The FGR 2020 area is 21 units wide and 20 units high. The FOP 2020 area is 5 units wide and 4 units high. The main area has a total width of 31 units and a total height of 39 units. The FGR 2020 area is 21 units wide and 20 units high. The FOP 2020 area is 5 units wide and 4 units high. The main area has a total width of 31 units and a total height of 39 units. The FGR 2020 area is 21 units wide and 20 units high. The FOP 2020 area is 5 units wide and 4 units high.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025

MLU

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