

W1/2 OF LOT 22
IN OR 1663/471
ESMT OR 1747/1779

THE RODGERS TRUST/MATTHEW JESSE RODGERS
45304 ZIDELL RD
CALLAHAN, FL 32011

2025

18-2N-25-3000-0022-0190



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 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	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2005	1,916	212,009
FGR	632	55	2005	348	38,507
FOP	126	30	2005	38	4,205
FSP	142	40	2005	57	6,307
STP	8	10	2005	1	111
STP	8	10	2005	1	111
TOTALS	2,832			2,361	261,249

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,361	129.0415	129.04	304,663	2005	2005	0	0	0 14.25	85.75

1 SINGLE FAM - 100% - 2024