

BLOCK 2 PT OF LOT 8
IN OR 2323/1221
HILLS AT THOMAS CREEK PB 5/65

GREGORY CALEB CARTER & JENNIFER N
43580 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0083



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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 08			
NEIGHBORHOOD/LOC		8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100	2020	2,053	255,991
FDG	624	60	2020	374	46,635
FOP	482	30	2020	145	18,081
PTO	49	5	2020	2	249
PTO	680	5	2020	34	4,239
STP	51	10	2020	5	624
TOTALS		3,939		2,613	325,818

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,613	95.9040	126.59	330,780	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2018

Heated Area: 2053

HX Base Yr 2018

The diagram shows a property layout with several labeled areas and dimensions:

- PTO 2020** (top left): A rectangular area with dimensions 26 (top), 20 (right), 30 (left), and 30 (bottom).
- STP 2020** (middle): A small rectangular area with dimensions 10 (top), 3 (right), 7 (bottom), and 10 (left).
- PTO 2020** (middle right): A small rectangular area with dimensions 7 (top), 3 (right), 3 (bottom), and 16 (left).
- BAS 2020** (bottom left): A large rectangular area with dimensions 26 (top), 20 (right), 20 (left), and 54 (bottom).
- FOP 2020** (bottom left): A small rectangular area with dimensions 5 (top), 8 (right), 15 (left), and 15 (bottom).
- FDG 2020** (top right): A rectangular area with dimensions 26 (top), 24 (right), 24 (left), and 26 (bottom).

BLD DATE

YE DATE

LGL DATE

LAND DATE

05/09/2025

ML