

VENNARD JAMES MICHAEL
615605 RIVER RD
CALLAHAN, FL 32011

25-2N-24-226A-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 50

19COMMON BRK 50

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

11CLAY TILE 100

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

1. 1. 100

0 100

06DIST 1D 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MKT AREA08

NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE

BAS1,51210019931,512172,679

FCP240251993606,852

FOP240301993728,223

FST128551993707,995

USP62430199318721,357

TOTALS2,7441,901217,105

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDTOT ADJ UNIT PRICEADJ UNIT PRICE

10812CONCRETE C0100001,087.00SF4.004.00100198019803301,304

20810CONCRETE A010000420.00SF6.506.50100200220023802,184

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000004RSF-10.000.002.00LT1.001.001.0020,000.0020,000.0040,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYECONFNCTNORM% CONDD

01011,901145.9465145.95277,4511964198900021.7578.25

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE217,105

TOTAL MARKET OB/XF VALUE3,488

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE260,593

SOH/AGL Deduction145,432

ASSESSED VALUE115,161

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE64,439

TOTAL JUST VALUE260,593

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE250,874

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I RSN CD SALE PRICE

2460/07155/10/2021WDUI11100

GRANTOR: VENNARD MALLORY KILE

GRANTEE: VENNARD JAMES MICHA

1833/061712/27/2012WDQI0180,000

GRANTOR: MCRAE JENNIFER M

GRANTEE: KILE MALLORY K

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W48 S14 BAS=[YR=1993] S4 W2 S12 E2 S4
FCP=[YR=1993] S4 FST=[YR=1993] W8 S16 E8 N16\$ S16 E12
FOP=[YR=1993] E12 N20 W12 S20\$ N20 W12\$ E24 S20 E24 N40 W24
N4 W12 S4 W12\$ E12 N4 E12 S4 E24 N14\$.

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BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE