

SE1/4 OF SW1/4
IN OR 2260/1319
ESMT PT OR 663/1337

DOWLING CHRISTOPHER
4123 CHARLES GREEN RD
HILLIARD, FL 32046

2025

26-2N-23-0000-0005-0090



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	1,450	100
	1995	1,450
		151,526
BAS	837	100
	2021	837
		87,467
FGR	516	55
	2013	284
		29,678
FOP	120	30
	1995	36
		3,762
FOP	256	30
	1995	77
		8,046
TOTALS	3,179	
		2,684
		280,480

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,684	120.8064	120.81	324,254	1995	2006	0	0	0	13.50	86.50
1 SINGLE FAM - 100% - 2016				Heated Area: 2287				HX Base Yr 2016				
The diagram shows a floor plan with three main areas labeled in blue: BAS 2021, FOP 1995, and FGR 2013. The overall layout is defined by dimensions: 33 (top left), 17 (left), 19 (top left of FGR), 7 (left of FGR), 5.7 (bottom left of FGR), 13 (bottom left of FGR), 23 (bottom left), 10 (bottom left), 41 (left of BAS 2021), 29 (left of BAS 2021), 38 (top of BAS 2021), 12 (top of BAS 2021), 32 (top of BAS 2021), 8 (top of BAS 2021), 32 (top of BAS 2021), 8 (top of BAS 2021), 31 (top of BAS 2021), 15 (top of BAS 2021), 8 (top of BAS 2021), 15 (top of BAS 2021), 8 (top of BAS 2021), 19 (top of BAS 2021), 15 (top of BAS 2021), 8 (top of BAS 2021), 15 (top of BAS												