

LOT 6
DIXON FARMS OR 2368/1800
ESMT IN OR 2615-354

ABBOTT JAMES C & SARAH
PO BOX 960
CALLAHAN, FL 32011

2025

27-2N-24-2281-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	01	Quality Level 01			
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	3,400	100	2024	3,400	476,129
FGR	843	55	2024	464	64,978
FOP	287	30	2024	86	12,043
FOP	504	30	2024	151	21,146
TOTALS	5,034			4,101	574,295

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,101	88.7040	140.15	574,755	2023	2023	0	0	0	99.92

1 SFR CUST - 100% - 2024

Heated Area: 3400

HX Base Yr 2024

The floor plan diagram illustrates a building layout with three distinct areas labeled in blue: FOP 2024 (Front Office Plaza), FGR 2024 (Front Garden Room), and BAS 2024 (Basement). The layout is defined by a series of connected line segments with numerical dimensions indicating lengths. The FOP 2024 area is located in the upper left, the FGR 2024 area is in the upper right, and the BAS 2024 area is in the lower center. The overall shape is irregular, with several internal walls and external boundaries. The dimensions are as follows: Top left boundary: 3, 10, 3, 39, 22, 9, 8, 7, 11, 23, 2, 9, 4, 2, 9, 5, 16, 3, 16, 8, 35, 14, 7, 14, 3, 15, 12, 11, 27, 3, 10, 3. Internal dimensions: 14, 23, 14, 5, 7, 23, 2, 9, 4, 2, 9, 5, 16, 3, 16, 8, 35, 14, 7, 14, 3, 15, 12, 11, 27, 3, 10, 3. Area labels: FOP 2024, FGR 2024, BAS 2024.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

ML