

PT N1/2 SEC 29
PARCELS 3-5 3-6 3-7 52 & 52-3
IN OR 1473/707 & OR 668/695 &

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011-5016

2025

29-2N-25-0000-0003-0050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		4 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE		8900 MUNICIPAL			
MAP NUM		MKT AREA			07
NEIGHBORHOOD/LOC		7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	1993	96	8,589
TOTALS	96			96	8,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	96	80.3250	135.55	13,013	1990	1990	0	0	0	34.00	66.00

1 RSTRM BLDG - 0% - 0

Heated Area: 96

HX Base Yr

12

12

8

8

BAS
1993

BLD DATE	06/22/2020	KK	LGL DATE	
XF DATE	06/22/2020	KK	LAND DATE	11/19/2024

DC

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Roof Structur	04	WOOD TRUSS 100			
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Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	8900 MUNICIPAL				
MAP NUM		MKT AREA			07
NEIGHBORHOOD/LOC	7001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	5,793
TOTALS	360			360	5,793

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	360	78.1704	35.76	12,874	1990	1990	0	0	0 55.00	45.00
2 STOR WAREH - 0% - 0											
Heated Area: 360 HX Base Yr											
24 15 BAS 1993 24											
45157 EWING PARK RD, CALLAHAN											
BLD DATE		06/22/2020		KK		LGL DATE					
XF DATE		06/22/2020		KK		LAND DATE		11/19/2024 DC			
INC DATE						AG DATE					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
11	0350	CARPORT WD	0	0	20	15	300.00	SF	13.00	13.00	100	1990	1990	3
12	0350	CARPORT WD	0	0	22	18	396.00	SF	13.00	13.00	100	1990	1990	3
13	0351	CARPORT MT	0	0	21	10	210.00	SF	10.00	10.00	100	1990	1990	3
14	0351	CARPORT MT	0	0	21	10	210.00	SF	10.00	10.00	100	1990	1990	3
15	0991	TENNIS CRT	0	0	0	0	2.00	UT	18,000.00	18,000.00	100	1990	1990	3
16	0998	T-CRT LGHT	0	0	0	0	2.00	UT	4,000.00	4,000.00	100	1990	1990	3
17	0427	CL FNC 10'	0	0	0	0	260.00	LF	13.51	13.51	100	1990	1990	3
18	0422	CL FNC 4'	0	0	0	0	202.00	LF	15.00	15.00	100	1990	1990	3
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3
20	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1990	1990	3

LAND DESCRIPTION										TOTAL OB/XF										27,310									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					

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