

BLOCK 3 S'LY 79.97 FT OF LOT 2
IN OR 2163/450
WILSON & OGILVIE SUB DB B9/500

FLEMING URBAN C IV & JACQUELYN
45167 FOURTH AV
CALLAHAN, FL 32011

2025

29-2N-25-3220-0003-0023



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	7001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	2008	19	2,481
BAS	1,403	100	2007	1,403	183,198
FGR	518	55	2007	285	37,214
FOP	121	30	2007	36	4,700
FOP	124	30	2007	37	4,831
FUS	678	100	2007	678	88,531
TOTALS	2,972			2,458	320,955

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,458	107.5200	141.93	348,864	2007	2007	0	0	8.00	92.00

1 SNGL FAM - 100% - 2019

Heated Area: 2081

HX Base Yr 2019

The floor plan diagram illustrates a residential layout with several rooms and corridors, each labeled with a room type and year (e.g., FGR 2007, FUS 2007, BAL 2008, FOP 2007, BAS 2007). Dimensions are provided for various segments of the plan. The layout includes a large central area (FGR 2007) with a total area of 2,458 sq ft, a smaller room (FUS 2007), a bathroom (BAL 2008), a kitchen (FOP 2007), and a basement (BAS 2007). The plan also shows a heated area of 2081 and a base year of 2019 for the heating system (HX Base Yr 2019).

BLD DATE

LGL DATE

FLEMING URBAN C IV & JACQUELYN
45167 FOURTH AV
CALLAHAN, FL 32011

29-2N-25-3220-0003-0023

[illegible]