

KIRKWOOD DAVID
45159 4TH AVE
CALLAHAN, FL 32011

29-2N-25-3220-0003-0034

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003 1001 10002WOOD FRAME 1001. 1. 1000 10001DIST CA 10000NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA07NEIGHBORHOOD/LOC7001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,06410019931,064100,134FCP300251993757,058FOP64301993191,788UST84451993383,577TOTALS1,5121,196112,557

CONSTRUCTION

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,196115.1160115.12137,684195819800018.2581.75

Heated Area: 1064HX Base Yr 2005

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTAL OB/XF741

45159 FOURTH AVE, CALLAHAN

VALUATION BYSTANDARDTax Group: 1Tax Dist:BUILDING MARKET VALUE112,557TOTAL MARKET OB/XF VALUE741TOTAL LAND VALUE - MARKET39,900TOTAL MARKET VALUE153,198SOH/AGL Deduction79,466ASSESSED VALUE73,732TOTAL EXEMPTION VALUEHX HB48,732BASE TAXABLE VALUE25,000TOTAL JUST VALUE153,198NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE147,955

SALES DATAOFF RECORD NumberDATEINSTTYPEQUVIRSNCDPRICE1278/117412/06/2004WDQCI0185,000GRANTOR:TANNER MARSHALL A & BGRANTEE:KIRKWOOD DAVID & JE1167/04779/02/2003QCQI01100GRANTOR:TANNER MARSHALL AGRANTEE:TANNER MARSHALL & B

BUILDING NOTES

BUILDING DIMENSIONSUST=[YR=1993] W12 BAS=[YR=1993] N10 W28 S38 E12 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N25 W12 S25\$ N4 W16\$ E16 N28\$ S7 E12 N7\$.

LAND DESCRIPTION

L NUSE CODECLSBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOT ADJUNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006RL57.00210.0057.00FF1.001.001.00700.00700.0039,900

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 39,900Market: 0Agricultural: 0Common: 39,900PRINTED 07/30/2025 BY SYS