

PT NE1/4 OF NE1/4 OF
SEC 31-1N-25E IN OR 2425/1074
(EX OR 2441/1024)

MINESS AL & ROBIN
43014 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

31-1N-25-0000-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		08
NEIGHBORHOOD/LOC		8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	2025	1,925	337,703
FOP	52	30	2025	16	2,807
FOP	190	30	2025	57	10,000
TOTALS	2,167			1,998	350,509

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,998	111.0340	175.43	350,509	2024	2024	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2025

Heated Area: 1925

HX Base Yr 2025

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