

S-1 OF LOT 5 (EX S-4)
SECS 32 & 49
IN OR 2466/811

LUGGERY SCOTT H/NUNEZ ERICA
44213 MARY SAULS CIR
CALLAHAN, FL 32011

2025

32-2N-25-4020-0005-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	2,188	100	1993	2,188	320,175
BAS	625	100	2015	625	91,458
FOP	63	30	1993	19	2,780
TOTALS	2,876			2,832	414,413

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,832	129.2784	170.65	483,281	1981	2005	0	0	14.25	85.75
1 SNGL FAM - 100% - 2022											
Heated Area: 2813											
HX Base Yr 2022											

LUGGERY SCOTT H/NUNEZ ERICA
44213 MARY SAULS CIR
CALLAHAN, FL 32011

32-2N-25-4020-0005-0010

[illegible]