

PT OF LOTS 22 & 23
IN OR 2528/771
PICKETT ESTATES PBK 2/27

GIBBONS ALEXANDER NELSON & AMY ELIZABETH
45758 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-4020-0022-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	1,560	100	2000	1,560	172,467
FGR	728	55	2004	400	44,222
FOP	168	30	2000	50	5,528
FST	48	55	2004	26	2,875
PTO	24	5	2000	1	111
PTO	288	5	2000	14	1,548
PTO	456	5	2003	23	2,543
TOTALS	3,272			2,074	229,293

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,074	94.3740	124.57	258,358	2000	2001	0	0	0	11.25	88.75

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SNGL FAM - 100% - 2024

Heated Area: 1560

HX Base Yr 2024

The diagram is a site plan of a property. It features several labeled areas and dimensions:

- PTO 2000**: Located in the top left, with a width of 18 and a height of 16.
- PTO 2003**: Located in the top right, with a width of 30 and a height of 16.
- PTO 2000**: A small rectangular area in the center, with a width of 6 and a height of 4.
- BAS 2000**: A large central area, with a width of 52 and a height of 30.
- FGR 2004**: A rectangular area on the right, with a width of 26 and a height of 28.
- FST 2004**: A small rectangular area between the central and right areas, with a width of 6 and a height of 8.
- FOP 2000**: A rectangular area at the bottom, with a width of 21 and a height of 8.

Other dimensions include 12, 18, 37, 15, 14, 12, 26, 21, 8, 16, 18, 12, 6, 4, 30, 52, 37, 15, 8, 21, 14, 12, 26, 21, 8, 16, 18, 12, 6, 4, 30, 52, 37