



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	13	LVT/LAMNT 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		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			05
NEIGHBORHOOD/LOC		5012.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	2021	2,614	383,301
FGR	636	55	2021	350	51,322
FOP	312	30	2021	94	13,784
FSP	146	40	2021	58	8,504
FSP	146	40	2021	58	8,504
FSP	286	40	2021	114	16,716
STP	21	10	2021	2	293
STP	30	10	2021	3	439
TOTALS	4,191			3,293	482,866

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,293	93.9780	148.49	488,978	2021	2021	0	0	1.25	98.75
1 SFR CUST - 100% - 2022						Heated Area: 2614		HX Base Yr 2022			

JENKINS FAMILY TRUST/JENKINS THOMAS W TRUSTEE
54017 TROTTER LN
CALLAHAN, FL 32011

35-3N-25-1810-0072-0000

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