

TRACT 3
IN OR 994/1601
LEE STONER SHORES 2 UNR

MCKINLEY PAUL & LAURA J
54444 FOURACRE CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-296B-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		20	FACE BRICK 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 80		
Interior Floo		08	SHT VINYL 20		
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		
BUD8 Adjustme		06	DIST 1D 100		
Occupancy		00	NONE 100		
Quality		04	Quality Level 04		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		08
NEIGHBORHOOD/LOC		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	1993	2,126	155,815
FOP	88	30	1993	26	1,905
USP	288	30	1993	86	6,303
USP	400	30	2012	120	8,795
TOTALS	2,902			2,358	172,819

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	111.1320	111.13	262,045	1968	1973	0	0	0	34.05	65.95

1 SINGLE FAM - 100% - 2002

Heated Area: 2126

HX Base Yr 2002

Diagram showing the layout of the property with dimensions and area labels:

- Top dimensions: 18, 25
- Left dimension: 30
- Right dimension: 34
- Bottom dimensions: 21, 8
- Internal dimensions: 28, 43, 28, 22, 4
- Area labels: BAS 1993, USP 1993, USP 2012, FOP 1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025

MLU

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