

LOT A
IN OR 1796/461
ESMT OR 1187/719

PHELAN CHRISTOPHER D
540838 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299D-000A-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,383	100	1993
FGR	580	55	1993
FOP	233	30	1993
USP	416	30	1993
TOTALS	3,612		
		2,897	244,529

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,897	121.4480	121.45	351,841	1978	1983	0	0	30.50	69.50

1 SINGLE FAM - 100% - 2013 Heated Area: 2383 HX Base Yr 2013

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,529
TOTAL MARKET OB/XF VALUE		6,706
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,235
SOH/AGL Deduction		132,431
ASSESSED VALUE		168,804
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		113,082
TOTAL JUST VALUE		301,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/0461	5/30/2012	WD Q	Q	I	02	170,500
GRANTOR: FRICKE HAROLD JEAN JR						
GRANTEE: PHELAN CHRISTOPHER						
1236/0192	6/07/2004	WD Q	Q	I		195,000
GRANTOR: ANNO DANIEL E & ELIZA						
GRANTEE: FRICKE HAROLD JR & L						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	16	21			35.00	100	1980	1980	3	20	2,352	
2	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	1978	1978	3	28	1,370	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
4	1242	WD DECK A	0	100	12	12	SF	10.00	10.00	100	1995	1995	3	20	288	
5	0940	SHEDS/PORT	0	100	18	12	SF	30.00	30.00	100	1995	1995	3	20	1,296	
TOTALS															6,706	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S6 USP=[YR=1993] W32 S13 E32 N13\$ S13 W32 N10 W24 S18 FGR=[YR=1993] S25 E14 N2 E10 FOP=[YR=1993] S2 E33 N7 W5 S1 W5 N1 W4 N2 W6 S2 W4 S1 W5 N1 W4 S5\$ N23 W24\$ E24 S18 E4 S1 E5 N1 E4 N2 E6 S2 E4 S1 E5 N1 E5 S5 E8 S2 E13 N52\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	RM	140.00	335.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							