

TRACT 3
SEC 46-2N-25 OR 244/481
REPLAT OF GOVT LOT 9 UNR

FAIRCLOTH KAREN
54832 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0003-0000



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	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	01	Quality Level 01			
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	2,040	100	2018	2,040	259,227
FOP	25	30	2018	8	1,016
FOP	204	30	2018	61	7,752
FOP	272	30	2018	82	10,420
STP	8	10	2018	1	127
STP	18	10	2018	2	254
UOP	45	20	2018	9	1,144
UOP	65	20	2018	13	1,652
UOP	72	20	2018	14	1,779
TOTALS	2,749			2,230	283,371

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	100.8000	133.06	296,724	2018	2018	0	0	0	4.50	95.50
1 SNGL FAM - 100% - 0												
Heated Area: 2040												
HX Base Yr 1981												
STP 2018 FOP 2018 UOP 2018 BAS 2018 JOP 2018 FOP 2018 STP 2018												