

BLOCK 2 LOT 6
IN OR 1078/1331
SPRING LAKE EST #1 PB 5/183

NEUMAN DOUGLAS R & DIANE E
55070 WETLAND WAY
CALLAHAN, FL 32011

2025

46-2N-25-197A-0002-0060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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	00	0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	1998	2,309	267,717
FGR	529	55	1998	291	33,740
FOP	114	30	1998	34	3,942
FOP	279	30	1998	84	9,739
TOTALS	3,231			2,718	315,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,718	104.2560	137.62	374,051	1998	2003	0	0	0 15.75	84.25
1 SNGL FAM - 100% - 1999											
Heated Area: 2309											
HX Base Yr 1999											
The diagram shows a property layout with three distinct areas labeled in blue: FOP 1998, BAS 1998, and FGR 1998. The overall property dimensions are 36 units wide and 29 units deep. The FOP 1998 area is a rectangle at the top, measuring 31 units wide and 9 units high. The BAS 1998 area is a large rectangle in the middle, measuring 44 units wide and 21 units high. The FGR 1998 area is a rectangle at the bottom, measuring 21 units wide and 21 units high. The diagram also shows various internal dimensions and offsets, such as 18, 14, 9, 11, 8, 10, 4, 9, 19, 6, 4, 3, 2, 8, 2, 3, 21, and 21.											

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