

BLOCK 4 LOT 3
IN OR 1088/475
SPRING LAKE EST #1 PB 5/183

BISHOP MICHAEL S & TINA M
55035 DEER RUN DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197A-0004-0030



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 Floo	14	CARPET 70			
Interior Floo	13	LVT/LAMNT 30			
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	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	2,066	100	1993	2,066	242,275
FGR	440	55	1993	242	28,379
FOP	160	30	1993	48	5,629
PTO	340	5	2007	17	1,993
TOTALS	3,006			2,373	278,276

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,373	105.4480	139.19	330,298	1988	2003	0	0	0 15.75	84.25

1 SNGL FAM - 100% - 1997

Heated Area: 2066

HX Base Yr 1997

The diagram shows a floor plan with three distinct areas labeled in blue text:

- BAS 1993**: A large rectangular area on the left with a width of 20 and a height of 48.
- FGR 1993**: A rectangular area on the right with a width of 22 and a height of 20.
- FOP 1993**: A small rectangular area at the bottom center with a width of 20 and a height of 4.

Dimensions for other sections and overall layout:

- Top horizontal segments: 20, 17, 23.
- Right vertical segment: 30.
- Bottom horizontal segments: 18, 20, 22.
- Internal vertical segments: 20, 16, 20, 4, 4, 4.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024

MLU