

BLOCK 6 LOT 9
IN OR 1170/1911
SPRING LAKE EST #2 PB 5/185

PHINAZEE SANDRA B
55300 DEER RUN ROAD
CALLAHAN, FL 32011

2025

46-2N-25-197B-0006-0090



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 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		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	392	100	1993	392	38,628
BAS	2,569	100	1993	2,569	253,150
FGR	623	55	1993	343	33,799
FOP	336	30	1993	101	9,953
FSP	322	40	1993	129	12,712
FST	90	55	1993	50	4,927
TOTALS	4,332			3,584	353,168

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,584	95.4000	125.93	451,333	1990	1995	0	0	21.75	78.25

1 SNGL FAM - 100% - 2002

Heated Area: 2961

HX Base Yr 2002

The floor plan diagram illustrates the layout of a single-family home with various rooms and their market values as of 1993. The rooms and their dimensions are as follows:

- BAS 1993** (Bathroom): 27' x 18'
- FSP 1993** (Front Porch): 23' x 14'
- FST 1993** (Front Staircase): 10' x 9'
- FGR 1993** (Front Garage): 31' x 22'
- FOP 1993** (Front Overhang): 42' x 8'

The overall dimensions of the property are 63' x 37'.

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

MLU