

PT OF CORNELIUS GRIFFIN GRANT
IN SEC 48-3N-25E
IN OR 2040/1028

SHIVER ASHLEY/STAFFORD JOSHUA
56182 HICKOX LN
CALLAHAN, FL 32011

2025

48-3N-25-0000-0001-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
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			05
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2016	1,870	256,787
FOP	174	30	2016	52	7,141
PTO	200	5	2016	10	1,373

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,932	107.8000	142.30	274,924	2016	2016	0	0	0	96.50

1 SNGL FAM - 100% - 2017 Heated Area: 1870 HX Base Yr 2017

Diagram illustrating the layout and dimensions of the property lot:

- Overall dimensions: 33 (width) x 34 (height).
- Section 1 (PTO 2016): 10 (width) x 20 (height).
- Section 2 (BAS 2016): 33 (width) x 34 (height).
- Section 3 (FOP 2016): 29 (width) x 6 (height).
- Heated Area: 1870.
- HX Base Yr: 2017.

BID DATE		LCI DATE	
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