

LOT 25
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

ET-15 LP
1170 KANE CONCOURSE STE 400
BAY HARBOR ISLANDS, FL 33154

2025

51-2N-25-4175-0025-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	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	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	8034.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100	2022	632	67,915
FGR	286	55	2022	157	16,871
FOP	40	30	2022	12	1,290
FOP	48	30	2022	14	1,504
FUS	889	100	2022	889	95,532
STR	48	10	2022	5	537
TOTALS	1,943			1,709	183,649

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,709	108.0000	108.00	184,572	2022	2022	0	0	0.50	99.50
1 TOWNHOUSE - 0% - 2023						Heated Area: 1521		HX Base Yr			
8 FOP 2022 6 6 9 12 24 49 13 16 21 13 5 8 5 8 13 BAS 2022 FGR 2022 FOP 2022 21 16 12 4 12 4 16 8 13 45 FUS 2022 STR 2022											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					