

LOTS 41 & 46
CASE #2012-CP-39 OR 1781/1230
& OR 1789/56 & OR 1823/489

STUDT SHELBY P &/PAGE DONALD R EST
44088 MCKENDREE DR
CALLAHAN, FL 32011

2026

04-1N-25-2780-0041-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
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	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8006.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100	1993	966	62,468
BAS	120	100	1998	120	7,760
BAS	126	100	1998	126	8,148
FEP	128	80	1993	102	6,596
UDU	80	55	1993	44	2,845
TOTALS	1,420			1,358	87,817

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,358	104.8320	110.07	149,475	1949	1949	0	0	41.25	58.75

1 SINGLE FAM 0% - 0

Heated Area: 1212

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026

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