

LOT 1250 IN OR 2298/173 &
PT OF LOT 1257 BEING
PARCEL "2" IN OR 2407/48

LINDSEY JAMES L & CHARLEE R
33282 RUSTIC CYPRESS TRAIL
CALLAHAN, FL 32011

2026

15-1N-24-2180-1250-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 50			
Interior Wall	07	NONE 50			
Interior Floo	03	CONC FINSH 100			
Air Condition	10	ENG SPLIT 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2020	1,280	120,659
FOP	600	30	2020	180	16,968
UCP	1,280	20	2020	256	24,132
TOTALS	3,160			1,716	161,758

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,716	68.8500	95.70	164,221	2021	2021	0	0	0	1.50	98.50	
1 SNGL FAM 0% - 0 Heated Area: 1280 HX Base Yr													
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