

PT OF GOVT LOT 1
IN OR 2594/586
ESMT IN OR 2675-868

TERRY DARRELL R/CATON-TERRY KATIE
45471 PETREE ROAD
CALLAHAN, FL 32011

2026

20-2N-25-0000-0001-0010



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		13	LVT/LAMNT 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		8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2017	1,572	212,544
FOP	108	30	2017	32	4,327
USP	406	30	2019	122	16,495
TOTALS	2,086			1,726	233,366

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	100.8000	140.11	241,830	2017	2017	0	0	0	3.50	96.50
1 SNGL FAM		100% - 2023		Heated Area: 1572						HX Base Yr 2023		
45471 PETREE RD, CALLAHAN												
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE		05/07/2026 MLU		
				INC DATE				AG DATE				

EXTRA FEATURES							45471 PETREE RD, CALLAHAN				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0351	CARPORT MT	1	100	30	20	600.00	SF	10.00	10.00	100	2023	2015		60	3,600		
2	0911	SCRN RM A	1	100	16	16	256.00	SF	18.00	18.00	100	2023	2022		90	4,147		