

BLOCK 2 PT OF LOT 1
IN OR 2834/1944
HILLS AT THOMAS CREEK PB 5/65

EBY CALEB MICHAEL & HANNAH SANDERS
431066 KEEN CEMETERY RD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0002-0013



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 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	1,680	100	2022	1,680	234,910
FOP	168	30	2022	50	6,991
PT0	588	5	2022	29	4,055
TOTALS	2,436			1,759	245,957

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,759	101.6100	141.24	248,441	2022	2022	0	0	0	1.00	99.00

1

SNGL FAM

100% - 2026

Heated Area: 1680

HX Base Yr 2026

12

49

12

11

49

28

16

44

28

6

28

6

PTO
2022

BAS
2022

FOP
2022

BLD DATE

YE DATE

LGL DATE

LAND DATE

05/08/2026

ML