

SMITH WILLIAM MICHAEL & DEBORAH MCARTHUR
43013 LARSEN ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0003-0282



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall

0305

COMP SHNGL 100 DRYWALL 100

Interior Floop Interior Floop

1314

LVT/LAMNT 60 CARPET 40

Air Condition Heating Type

0304

CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100
2 100

WOOD FRAME 100

Stories Units

1.
0

1. 100
100

Quality

04

Quality Level 04

DOR CODE

0200

MOBILE HOME

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

2,052

100

2003

2,052

170,837

TOTALS

2,052

2,052

170,837

EXTRA FEATURES

43013 LARSEN RD, CALLAHAN

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

0006

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

12/13/2023

BY

WW

Total Acres:

1.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

2,052

128.4800

115.63

237,273

2003

2015

0

0

0

28.00

72.00

Heated Area:

2052

HX Base Yr

2024

BAS

2003

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

170,837

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

220,837

SOH/AGL Deduction

95,037

ASSESSED VALUE

125,800

TOTAL EXEMPTION VALUE

HX HB VX

56,411

BASE TAXABLE VALUE

69,389

TOTAL JUST VALUE

220,837

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

213,074

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

RSN CD

SALE PRICE

2685/513

12/15/2023

SW

Q

I

01

260,000

GRANTOR: 43013 LARSEN LAND TRU

GRANTEE: SMITH WILLIAM MICHA

2624/1952

3/02/2023

CT

U

I

18

140,000

GRANTOR: CLERK OF COURT

GRANTEE: 43013 LARSEN LAND T

BUILDING NOTES

BAS=[YR=2003] W76 S27 E76 N27\$.

BUILDING DIMENSIONS