

KIRKWOOD DAVID
45159 4TH AVE
CALLAHAN, FL 32011

29-2N-25-3220-0003-0034

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms1 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme01DIST CA 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA07NEIGHBORHOOD/LOC7001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUEBAS1,06410019931,064107,386FCP300251993757,569FOP64301993191,918UST84451993383,835TOTALS1,5121,196120,708EXTRA FEATURES45159 FOURTH AVE, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/10/2026MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,196115.1160120.87144,561195819880016.5083.50

SINGLE FAM 100% - 2005Heated Area: 1064HX Base Yr 2005

VALUATION BYSTANDARDTax Group: 1Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTAX DIST: HX HBINCOME VALUETOTAL JUST VALUEPREVIOUS YEAR MKT VALUE

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / RSNSALE PRICE1278/117412/06/2004WDQI85,000GRANTOR:TANNER MARSHALL A & BGRANTEE:KIRKWOOD DAVID & JE1167/04779/02/2003QCQI01100GRANTOR:TANNER MARSHALL AGRANTEE:TANNER MARSHALL & BBUILDING NOTESBUILDING DIMENSIONSUST=[YR=1993] W12 BAS=[YR=1993] N10 W28 S38 E12 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N25 W12 S25\$ N4 W16\$ E16 N28\$ S7 E12 N7\$.LAND DESCRIPTIONTOTAL OB/XF0REVIEW DATE04/02/2026BYTWATotal Acres: 0.00Total Land Value: 38,760Market: 0Agricultural: 0Common: 38,760PRINTED 07/09/2026 BY SYS