

BOWERMAN REVOCABLE FAMILY TRUST/BOWERMAN LORY M TR
61182 RIVER RD
CALLAHAN, FL 32011

30-2N-24-1831-0002-0000

REVIEW DATE 02/26/2024 BY WWA Total Acres: 6.33 Total Land Value: 132,930 Market: 0 Agricultural: 0 Common: 132,930 PRINTED 07/09/2026 BY SYS



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Frame	05	STEEL 100			
Stories	1.	1. 100			
Units		0 100			
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		08
NEIGHBORHOOD/LOC		8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2024	480	10,673
UCP	360	20	2024	72	1,601
UCP	420	20	2024	84	1,868
TOTALS	1,260			636	14,142

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	636	58.1900	22.69	14,431	2023	2023	0	0	2.00	98.00
2 GARAGE RES 100% - 2024 Heated Area: 480 HX Base Yr 2023											
16 30 16 BAS 2024 14 30 14 UCP 2024 12 30 12 UCP 2024											
BLD DATE				LGL DATE							