



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,123	100
FOP	256	30
FSP	119	40
FUS	713	100
	1993	77
	2014	48
	1993	713
		113,604
		7,790
		4,856
		72,128
TOTALS	2,211	1,961
		198,377

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,961	118.3350	164.49	322,565	1900	1900	0	0	0	38.50	61.50
1 SNGL FAM 0% - 0 Heated Area: 1836 HX Base Yr												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,123	100	1993	1,123	113,604							
FOP	256	30	1994	77	7,790							
FSP	119	40	2014	48	4,856							
FUS	713	100	1993	713	72,128							
TOTALS	2,211			1,961	198,377							

44080 DANIELLE LN, CALLAHAN					XF DATE					LAND DATE		05/07/2026	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,260.00	SF	17.00	17.00	100	2000	2000	3	26	5,569				

SMITH ALAN T & KIMBERLY ALICE
44080 DANIELLE LANE
CALLAHAN, FL 32011

2026

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