



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	11	SLATE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	09	PINE WOOD 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	5000IMPROVED AG				
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	1,843	100	1993	1,843	187,931
FEP	80	80	1993	64	6,526
FOP	77	30	1993	23	2,345
TOTALS	2,000			1,930	196,802

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	129.4900	135.96	262,403	1954	1954		0	0	25.00	75.00
1 SINGLE FAM 100% - 2012 Heated Area: 1843 HX Base Yr 2012												
541300 US HWY 1, CALLAHAN												
BLD DATE				LGL DATE				05/07/2026 MLU				
XF DATE				LAND DATE				03/20/2025 KBA				
INC DATE				AG DATE								

EXTRA FEATURES													541300 US HWY 1, CALLAHAN		XF DATE		INC DATE		LAND DATE		05/07/2026		MLU	
																	AG DATE		03/20/2025		KBA			
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							
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400								
2	0681	POLE SHED	0	100	20	28	560.00	SF	15.00	15.00	100	1970	1970	3	20	1,680								
3	0681	POLE SHED	0	100	26	27	702.00	SF	15.00	15.00	100	1970	1970	3	20	2,106								
4	0681	POLE SHED	0	100	36	36	1,296.00	SF	15.00	15.00	100	1970	1970	3	20	3,888								
5	0940	SHEDS/PORT	0	100	36	16	576.00	SF	30.00	30.00	100	1970	1970	3	20	3,456								
6	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	1970	1970	3	20	2,400								
7	0350	CARPORT WD	0	100	37	20	740.00	SF	13.00	13.00	100	1979	1979	3	20	1,924								
8	0681	POLE SHED	0	100	60	16	960.00	SF	15.00	15.00	100	2001	2001	3	27	3,888								

LAND DESCRIPTION				TOTAL OB/XF												19,742										
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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600									
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	16.67	AC		1.00	1.00	1.00	370.00	370.00	6,168									
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.67	AC		1.00	1.00	1.00	14,600.00	14,600.00	243,382									
REVIEW DATE		01/01/2023		BY CD		Total Acres: 17.67			Total Land Value: 20,768			Market: 243,382			Agricultural: 6,168			Common: 14,600			PRINTED 07/09/2026 BY SYS					