

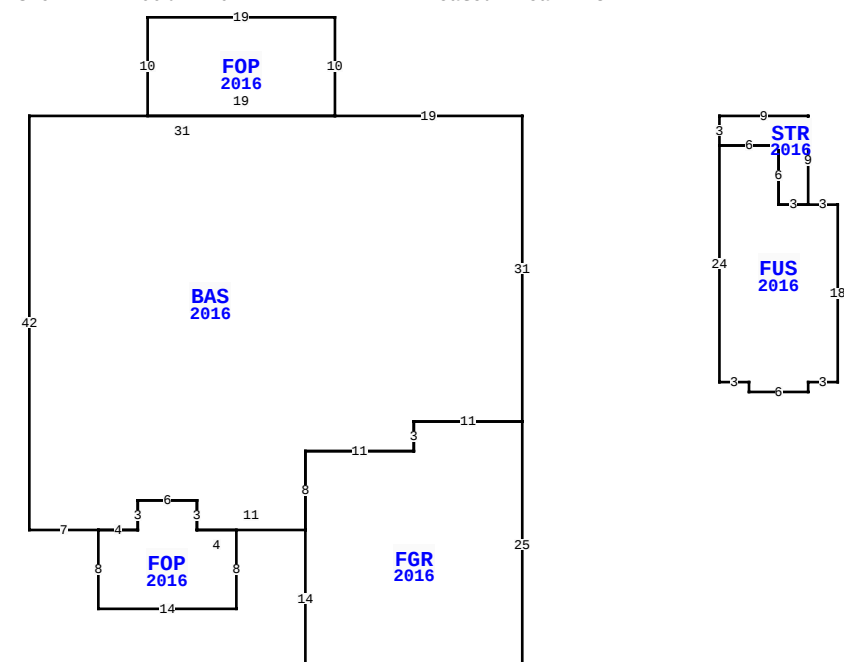
VAN FOSSEN GREGORY & ANGELA
54280 TROTTER LN
CALLAHAN, FL 32011

35-3N-25-1810-0088-0000

ELEMEN		CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90			
Exterior Wall	21	STONE 10			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	3	100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units	0	100			
Occupancy	00	NONE 100			
Quality			03	Quality Level 03	
DOR CODE			0100	SINGLE FAMILY	
MAP NUM			MKT AREA		
NEIGHBORHOOD/LOC			5012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	2016	1,873	292,575
FGR	517	55	2016	284	44,362
FOP	130	30	2016	39	6,092
FOP	190	30	2016	57	8,904
FUS	258	100	2016	258	40,301
STR	45	10	2016	4	625
TOTALS		3,013		2,515	392,860

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,515	117.1200	162.80	409,442	2016	2016	0	0
Heated Area: 2131 HX Base Yr 2017									



WASCO COUNTY PROPERTY										PAGE 1 of 2	4								
VALUATION BY										VALUATION SUMMARY									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										407,218									
TOTAL MARKET OB/XF VALUE										1,920									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										484,138									
SOH/AGL Deduction										214,501									
ASSESSED VALUE										269,637									
TOTAL EXEMPTION VALUE										HX HB 51,411									
BASE TAXABLE VALUE										218,226									
TOTAL JUST VALUE										484,138									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										446,719									

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2790/307	5/20/2025	QC	U	I	11	100			
GRANTOR: VAN FOSSEN GREG & ANG									
GRANTEE: VAN FOSSEN GREGORY									
2054/0825	6/17/2016	WD	Q	V	01	20,000			
GRANTOR: PREMIER HOMES OF NORT									
GRANTEE: VAN FOSSEN GRAG & A									

BUILDING NOTES									

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