

TRACT 3 SEC 46-2N-25
IN OR 2845/1118
REPLAT OF GOVT LOT 9 UNR

FAIRCLOTH KAREN L/E/
54832 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0003-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floop	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2018	2,040	270,818
FOP	25	30	2018	8	1,062
FOP	204	30	2018	61	8,098
FOP	272	30	2018	82	10,886
STP	8	10	2018	1	133
STP	18	10	2018	2	265
UOP	45	20	2018	9	1,195
UOP	65	20	2018	13	1,725
UOP	72	20	2018	14	1,859
TOTALS	2,749			2,230	296,042

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,230	100.8000	140.11	312,445	2018	2018	0	0	5.25	94.75
1 SNGL FAM		100% - 0		Heated Area: 2040				HX Base Yr 1981			

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/07/2026	ML
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