

LOT 140
IN OR 1919/1771
CLEAR LAKE ESTATES #1 PB 7/346

FELCH MARY ANN & GROVER L
53319 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0140-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	2014	1,972	314,349
FGR	759	55	2014	417	66,473
FOP	31	30	2014	9	1,435
UOP	96	20	2014	19	3,029
UOP	216	20	2015	43	6,855
UOP	132	20	2024	26	4,144
UOP	180	20	2024	36	5,739
USP	252	30	2014	76	12,115
TOTALS	3,638			2,598	414,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,598	124.9920	173.74	451,377	2014	2014	0	0	8.25	91.75
1 SNGL FAM		100% - 2023		Heated Area: 1972				HX Base Yr			

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