

BLOCK 10 LOT 1
IN OR 2229/31
SPRING LAKE EST #2 PB 5/185

BOSCH CHRISTIAN S
55452 DEER RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197B-0010-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 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			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1993	1,637	180,352
FGR	529	55	1993	291	32,060
FOP	112	30	1994	34	3,746
UOP	56	20	1993	11	1,212
USP	250	30	1994	75	8,263
TOTALS	2,584			2,048	225,633

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,048	106.8200	148.48	304,087	1989	1989	0	0	25.80	74.20
1 SNGL FAM		100% - 2019				Heated Area: 1637			HX Base Yr 2019		
USP 1994 BAS 1993 FGR 1993 FOP 1994 UOP 1993											

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	720	100
UCP	360	20
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2024	720	17,584
2024	72	1,758
TOTALS	1,080	792 19,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
6500	01	792	63.2500	24.67	19,539	2024	2024	0	0	0	99.00
2 GARAGE RES		100% - 2025		Heated Area: 720				HX Base Yr 2019			
UCP 2024 BAS 2024											