

BLOCK 14 LOT 22
IN OR 1789/1741
CONSERV ESMT PT OR 929/824

FINCH BOBBY & TRACEY
55160 BEAR RUN RD
CALLAHAN, FL 32011

2026

46-2N-25-197D-0014-0220



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	12	HARDWOOD 40			
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	1,974	100	2002	1,974	239,763
FGR	569	55	2002	313	38,017
FOP	208	30	2002	62	7,530
PTO	25	5	2011	1	122
UEP	336	60	2006	202	24,535
TOTALS	3,112			2,552	309,967

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,552	105.6000	146.78	374,583	2002	2002	0	0	17.25	82.75

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SNGL FAM

100% - 2013

Heated Area: 1974

HX Base Yr 2013

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/05/2026