

BLOCK 16 LOT 11
IN OR 1545/1062
SPRING LAKE EST 4 REPLAT

DECKER KEVIN B & DEANA C
55241 BEAR RUN ROAD
CALLAHAN, FL 32011

2026

46-2N-25-197D-0016-0110



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	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,334	100	2004	2,334	287,172
FGR	747	55	2004	411	50,569
FOP	30	30	2004	9	1,107
FOP	162	30	2004	49	6,029
FUS	340	100	2004	340	41,833
PTO	30	5	2004	2	246
TOTALS	3,643			3,145	386,957

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,145	105.0640	146.04	459,296	2004	2004	0	0	0 15.75	84.25
1 SNGL FAM 100% - 2005											
Heated Area: 2674											
HX Base Yr 2005											