

LOTS 1 2 3 & 4 (S-4 LOTS 2-4)
& (S-1 OF LOTS 3 & 4)
& PT CLOSED R/W OR 83/217

EICHELE PETER/EICHELE SUSAN
45097 PETREE RD
CALLAHAN, FL 32011

2026

47-2N-25-4080-0002-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 70			
Interior Floo	14	CARPET 30			
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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1993	1,422	156,175
BAS	264	100	2007	264	28,995
FOP	182	30	1993	55	6,040
FST	60	55	1993	33	3,624
PTO	270	5	2024	14	1,538
SFB	288	80	2009	230	25,260
UOP	120	20	2024	24	2,636
USP	162	30	2011	49	5,381
TOTALS	2,768			2,091	229,650

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,091	138.6210	192.68	402,894	1959	1959	0	0	0	43.00	57.00
1 SNGL FAM 0% - 2026 Heated Area: 1916 HX Base Yr												