

FATMAN LLC
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

51-2N-25-0000-0010-0000

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10004 WOOD TRUSS 10001 MINIMUM 10002 WALL BD/WD 10003 CONC FINSH 10002 F.NOT SUS 10001 NONE 10001 NONE 10002 WOOD FRAME 10010 1002 WOOD FRAME 10010 1002 1001. 1. 1000 10006 DIST 1D 10000 NONE 10002 Quality Level 021100STORES, 1 STORYMAP NUMMKT AREA08NEIGHBORHOOD/LOC1290.100AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS64010019936404,266BAS64010019936404,266UCP9602019931921,280TOTALS2,2401,4729,811EXTRA FEATURESBLDOB/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDDPHY ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TOTYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND8600041,47249.376213.3319,6221987198700050.0050.00Heated Area: 1280HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE238,341TOTAL MARKET OB/XF VALUE25,953TOTAL LAND VALUE - MARKET396,238TOTAL MARKET VALUE652,532SOH/AGL Deduction0ASSESSED VALUE652,532TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE652,532TOTAL JUST VALUE652,532NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE625,959SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2772/9583/05/2025WDUUVI3795,000GRANTOR: TAYLOR ERNESTINE RGRANTEE: FATMAN LLC2721/4385/30/2024WDUII11100GRANTOR: HIGGINBOTHAM JIMMY LGRANTEE: FATMAN LLCBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W16 UCP=[YR=1993] W24 BAS=[YR=1993] W16 S40 E16 N40 \$ S40 E24 N40 \$ S40 E16 N40 \$.

LAND DESCRIPTION

LNLUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSENTUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEDADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BYCDTotal Acres: 4.00Total Land Value: 396,238Market: 0Agricultural: 0Common: 396,238PRINTED 07/09/2026 BY SYS

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