

BLOCK 2 LOT 7 EX S-2 & S-3
IN OR 2316/1755
R673807 & R673808

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44164 KING BIRD DR
CALLAHAN, FL 32011

2023

06-1N-25-2920-0002-0071



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
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.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE		0200/MOBILE HOME		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC		8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	104,731
UOP	360	25	90	4,001
TOTALS	2,716		2,446	108,732

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,446	117.6000	82.32	201,355	1998	2003	0	0	0	46.00	54.00
2 M/H 94+ - 100% - 2020												
Heated Area: 2356												
HX Base Yr 2020												
30 12 12 30 UOP 2009 46 31 31 76 BAS 1998												
BLD DATE						LGL DATE						
XF DATE						LAND DATE						