

LOT 4
IN OR 1449/941 & OR 1566/385
1999 FTWD DW/MH

TINGEN KIMBERLY M
44175 CROSS CREEK BLVD
CALLAHAN, FL 32011

2024

09-1N-25-026C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
BAS	2,052	100
PTO	680	5
TOTALS	2,732	2,086

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,086	123.2000	92.40	192,746	1999	2004	0	0	0 46.00	54.00
1 M/H 94+ - 100% - 2007											
Heated Area: 2052											
HX Base Yr 2007											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,052	100	2,052	102,387							
PTO	680	5	34	1,697							
TOTALS	2,732		2,086	104,083							

44175 CROSS CREEK BLVD, CALLAHAN					XF DATE					LAND DATE		05/23/2023	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
180.00	SF	10.00	10.00	100	2000	2000	3	24	432				
352.00	SF	35.00	35.00	100	2001	2001	3	29	3,573				
25.00	SF	10.00	10.00	100	2004	2004	3	22	55				
256.00	SF	10.00	10.00	20	2004	2004	3	20	512				
384.00	SF	13.00	13.00	20	2004	2004	3	20	998				

LAND DESCRIPTION										TOTAL OB/XF							5,570	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		