

LOT 14
2004 FTWD DWMH
IN OR 1756/1560

RIVARD SUZANNE
35131 DUCK POND CT
CALLAHAN, FL 32011

2024

11-2N-24-1641-0014-0000



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 80		
Interior Floo	12	HARDWOOD 20		
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		
Quality	04	Quality Level 04		
DOR CODE		0200	MOBILE HOME	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8014.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	92,080
TOTALS	1,488		1,488	92,080

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,488	128.9200	96.69	143,875	2004	2009	0	0	36.00	64.00	
1 M/H 94+ - 100% - 2012 Heated Area: 1488 HX Base Yr 2012												
35131 DUCKPOND CT, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

EXTRA FEATURES							35131 DUCKPOND CT, CALLAHAN				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0812	CONCRETE C	0	100	0	0	2,131.00	SF	4.00	4.00	100	2003	2003	3	83	7,075		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080		
3	1242	WD DECK A	0	100	23	13	299.00	SF	10.00	10.00	100	2006	2006	3	27	807		
4	0756	FEP	0	100	12	12	144.00	SF	27.00	27.00	100	2021	2021	3	93	3,616		