

BRADLEY JAMES P & DARLENE H
35104 DUCK POND CT
CALLAHAN, FL 32011

11-2N-24-1641-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	
Exterior Wall	30	VINYL 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	0	0 100
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	1,248	100
UOP	110	25

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,276	133.3200	99.99	127,587	2002	2009	0	0	36.00	64.00

1 M/H 94+ - 100% - 2020

Heated Area: 1248

HX Base Yr 2020

UOP
2019

BAS
2013

VALUATION BY

Tax Group:	Tax Dist:
6	
BUILDING MARKET VALUE	81,656
TOTAL MARKET OB/XF VALUE	6,375
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	118,031
SOH/AGL Deduction	27,737
ASSESSED VALUE	90,294
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	40,294
TOTAL JUST VALUE	118,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,041

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/0923	5/29/2019	WD	Q	I	01	92,000

GRANTOR:OBRIEN MARK JOHN & CY

GRANTEE:BRADLEY JAMES P & D

2159/194411/06/2017SWUII1236,500

GRANTOR:WELLS FARGO BANK

GRANTEE:OBRIEN MARK JOHN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 UOP=[YR=2019] N10 W11 S10 E11\$ W34 S24 E52 N24\$.

EXTRA FEATURES

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		1,026.00	SF 4.00	100	2002	2002	3	82	3,365	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

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1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE

06/25/2019

BY

TW

Total Acres: 1.00

Total Land Value: 30,000

Market: 0

Agricultural: 0

Common: 30,000

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