

BLOCK 2 LOT 2 (EX S-1)
OR 751 PG 911 (1985 OAKS DW)
HILLS AT THOMAS CREEK PB 5/65

COPHER SHAWN O & ANGELA M
43974 KEEN CEMETERY RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
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	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1,345	57,808
BAS	748	100	748	32,149
UOP	366	25	92	3,954
UOP	108	25	27	1,161
USP	170	50	85	3,654
TOTALS	2,737		2,297	98,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,297	122.8000	85.96	197,450	1985	2002	0	0	50.00	50.00

1 M/H 93- - 100% - 1997

Heated Area: 2093

HX Base Yr 1997

The diagram shows a building layout with three main areas: BAS 2019 (a large rectangle), UOP 2019 (a smaller rectangle at the bottom), and USP 2001 (a small rectangle on the right). Dimensions are provided for each area and the overall layout. The total heated area is 2093.

Area	Dimensions (Length x Width)	Area
BAS 2019	37 x 34	1258
UOP 2019	61 x 6	366
USP 2001	17 x 10	170
Total		2093

BLD DATE		LGL DATE	
VED DATE		LAND DATE	05/22/2023