

BLOCK 1 PT OF LOT 32
IN OR 800 PG 1833
NEWCOMB SUB SOUTH CALLAHAN

MELTON MARK A & RHONDA L
44253 NASSAU AVE
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0321



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 90		
Interior Wall	04	PLYWOOD 10		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3 100		
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	1,948	100	1,948	59,930
FOP	104	30	31	954
FOP	120	30	36	1,107
TOTALS	2,172		2,015	61,991

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	117.2000	87.90	177,118	1996	1996	0	0	0	65.00	35.00
1 M/H 94+ - 100% - 2006												
Heated Area: 1948												
HX Base Yr 2006												
27 68 37 10 12 10 12 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14 8 13 13 8 14												