

BLOCK 2 PT OF LOT 6 (S-10)  
IN OR 2603/736  
NEWCOMB SUB SOUTH CALLAHAN

LADIES OF CALLAHAN LLC  
225 DIVISION ST  
FERNANDINA BEACH, FL 32034

2024

32-2N-25-2920-0002-0610



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 14               | CARPET 90        |              |                      |
| Interior Floo            | 08               | SHT VINYL 10     |              |                      |
| Air Condition            | 01               | NONE 100         |              |                      |
| Heating Type             | 01               | NONE 100         |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 1 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 0                | 0 100            |              |                      |
| 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                      | 828              | 100              | 828          | 18,188               |
| UCP                      | 460              | 20               | 92           | 2,021                |
| UOP                      | 128              | 25               | 32           | 703                  |
| UST                      | 72               | 55               | 40           | 879                  |
| TOTALS                   | 1,488            |                  | 992          | 21,790               |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0820                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| 1 M/H 93- - 0% - 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| Heated Area: 828                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| <p>The diagram shows a rectangular plot divided into three main sections. On the left is a large rectangle labeled 'BAS 1993' with dimensions 36 (width) and 23 (height). To its right is another large rectangle labeled 'UCP 2003' with dimensions 12 (width) and 23 (height). Below the 'BAS 1993' section is a smaller rectangle labeled 'UOP 2003' with dimensions 16 (width) and 8 (height). The overall plot dimensions are 36 (width) and 23 (height). The 'UCP 2003' section is 12 units wide and 23 units high. The 'UOP 2003' section is 16 units wide and 8 units high. The 'BAS 1993' section is 36 units wide and 23 units high. The 'UOP 2003' section is 16 units wide and 8 units high. The 'UCP 2003' section is 12 units wide and 23 units high. The 'BAS 1993' section is 36 units wide and 23 units high. The 'UOP 2003' section is 16 units wide and 8 units high. The 'UCP 2003' section is 12 units wide and 23 units high. The 'BAS 1993' section is 36 units wide and 23 units high. 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