

WILKERSON DONNA
56038 PHOENIX CT
CALLAHAN, FL 32011

48-3N-25-4197-0207-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

30

VINYL 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

04

PLYWOOD 100

Interior Floor

14

CARPET 90

Interior Floor

08

SHT VINYL 10

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

BUD8 Adjustme

04

DIST 01 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5011.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,456

100

1,456

35,346

TOTALS

1,456

1,456

35,346

EXTRA FEATURES

56038 PHOENIX CT, CALLAHAN

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

0752

USP

0

0

17

10

170.00

SF

15.00

15.00

100

1990

1990

3

20

510

2

1242

WD DECK A

0

0

16

7

112.00

SF

10.00

10.00

100

1990

1990

3

20

224

LAND DESCRIPTION

TOTAL OB/XF

734

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

0

0005

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

04/11/2022

BY

KBA

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,456

115.6000

80.92

117,820

1982

1987

0

0

0

70.00

30.00

Heated Area:

1456

HX Base Yr

52

28

52

28

BAS
1993

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

41,243

TOTAL MARKET OB/XF VALUE

734

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

86,977

SOH/AGL Deduction

26,155

ASSESSED VALUE

60,822

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

60,822

TOTAL JUST VALUE

86,977

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

84,452

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0989/0116

5/30/2001

QC

U

I

18

100

GRANTOR: BEHNEY DOROTHY L/E

GRANTEE: WILKERSON DONNA

0302/0662

10/01/1979

WD

U

V

11,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E52 N28\$.

LOT 207
L/E IN OR 989/116
R107481 & R107482

WILKERSON DONNA
56038 PHOENIX CT
CALLAHAN, FL 32011

2024

48-3N-25-4197-0207-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	05
NEIGHBORHOOD/LOC 5011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	624	100
TOTALS	624	624 5,897

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	54.0000	18.90	11,794	1982	1987	0	0	0	50.00	50.00

2 GARAGE RES - 0% - 0

Heated Area: 624

HX Base Yr

24

26

24

26

BAS
1993

BLD DATE		LGL DATE
XF DATE		LAND DATE