

IN OR 1170/725
ESMT OR 1547/1052
2010 DEST DW/MH

WINDSOR JEFFERY W
44001 KINGBIRD DRIVE
CALLAHAN, FL 32011-1097

2025

01-1N-24-0000-0003-0290



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		30	VINYL 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 70		
Interior Floo		11	CLAY TILE 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		8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2009	2,100	145,837
DCK	70	15	2013	10	694
UOP	200	25	2013	50	3,473
TOTALS	2,370			2,160	150,004

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,160	131.7800	112.01	241,942	2009	2009	0	0	0	38.00	62.00	
2 M/H 94+ - 0% - 0													
Heated Area: 2100 HX Base Yr													
7 20 10 10 7 20 10 10 15 30 30 70 55													
DCK 2013 UOP 2013 BAS 2009													
44001 KINGBIRD DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU													

EXTRA FEATURES							44001 KINGBIRD DR, CALLAHAN				INC DATE		AG DATE				
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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	2004	2004	3	21	608	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
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