

LOT 13
IN OR 2388/1173
AMENDED CUSHING CREEK ESTATES

HUTCHINSON ROY K/THOMPSON LUCILLE R & JOHNNY EUGEN
44729 PINEBREEZE CIR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0013-0000



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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	960	100
	2000	960
USP	240	50
	2009	120
		42,079
		5,260
TOTALS	1,200	1,080
		47,340

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,080	117.2000	99.62	107,590	1995	2000	0	0	56.00	44.00

1 M/H 94+ - 50% - 2001

Heated Area: 960

HX Base Yr 2001

20

12

12

20

24

40

24

20

USP
2009

BAS
2000

BLD DATE	LGL DATE	05/09/2025	MLU
XF DATE	LAND DATE		