

LOTS 46 & 47
IN OR 2209/1419
PINE KNOLL SUB PB 4/5

WOODRUFF ANGELA DAWN
44329 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0046-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		01	MINIMUM 80		
Exterior Wall		05	AVERAGE 20		
Roof Structure		01	FLAT 100		
Roof Cover		01	MINIMUM 100		
Interior Wall		04	PLYWOOD 100		
Interior Floor		14	CARPET 80		
Interior Floor		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		8029.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1997	1,476	33,299
UOP	140	25	1997	35	790
TOTALS	1,616			1,511	34,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,511	94.0000	75.20	113,627	1974	1980	0	0	70.00	30.00
1 M/H 93- - 100% - 2019						Heated Area: 1476		HX Base Yr 2019			
42 26 BAS 1997 14 32 12 38 36 14 10 10 14 UOP 1997											
BLD DATE						LGL DATE		05/21/2025			
XF DATE						LAND DATE		MLU			