

LOT 6
IN OR 1380/1051
1999 MERI DW/MH

CUTHRELL STEVEN G & TANI T
44166 BRYCE LANE
CALLAHAN, FL 32011

2025

06-1N-25-0973-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	05	DRYWALL 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	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	1,296	100	1999	1,296	58,629
TOTALS	1,296			1,296	58,629

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,296	126.7200	107.71	139,592	1999	1999	0	0	0 58.00	42.00
1 M/H 94+ - 100% - 2006											
Heated Area: 1296											
HX Base Yr 2006											
27 48 27 48 BAS 1999											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	
			05/09/2025

EXTRA FEATURES							44166 BRYCE LN, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
2	1242	WD DECK A	0	100	12	10	120.00	SF	7.50	7.50	100	2000	2000	3	20	180	
3	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100	2006	2006	3	40	640	
4	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100	2006	2006	3	40	640	
5	0940	SHEDS/PORT	0	100	0	0	456.00	SF	30.00	30.00	100	2006	2006	3	24	3,283	