

LOT 61
SWALLOWFORK ESTATE PHASE 4
PB 5/347

BATCHELOR JULIE A & SHAWN A
44124 MAPLE COURT
CALLAHAN, FL 32011

2025

06-1N-25-199S-0061-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 100			
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	8007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	2003	1,746	121,522
UOP	169	25	2004	42	2,924
USP	200	50	2004	100	6,960
TOTALS	2,115			1,888	131,404

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,888	116.0000	92.80	175,206	1992	2015	0	0	0	25.00	75.00

1 M/H 93- - 100% - 2025

Heated Area: 1746

HX Base Yr 2025

20

10

USP
2004

20

10

50

27

BAS
2003

35

27

9

7

UOP
2004

10

16

15

21

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025

MLU