

LOT 167
SWALLOWFORK ESTATES PHASE 3
PB 5/346

AVERY CHARLES & BOBBIE
44021 BAYBERRY CT
CALLAHAN, FL 32011

2025

06-1N-25-199S-0167-0000



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	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	05	Quality Level 05			
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	2,015	100	2002	2,015	154,159
DCK	120	15	2026	18	1,377
UOP	84	25	2026	21	1,606
TOTALS	2,219			2,054	157,142

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,054	140.6400	119.54	245,535	2002	2010	0	0	0	36.00	64.00	
1 M/H 94+ - 100% - 2024				Heated Area: 2015				HX Base Yr 2024					
12 UOP 2026 12 65 BAS 2002 31 25 40 20 DCK 2026 20 6 6													
BLD DATE						LGL DATE							
XF DATE						LAND DATE							
						03/26/2025							
						ML							