

BLOCK 3 LOT 27
IN OR 1248/1721
R108197 & R108198

NEAL MARY CELESTE/PELHAM WILLIAM HOWARD
54047 SEAGULL DR
CALLAHAN, FL 32011

2025

10-1N-25-2880-0003-0270



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Quality	02	Quality Level 02			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8025.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	24,676
TOTALS	1,224			1,224	24,676

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	84.0000	67.20	82,253	1983	1983	0	0	0	70.00	30.00

1 M/H 93- - 100% - 0

Heated Area: 1224

HX Base Yr 2005

24

51

24

51

BAS
1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025

MLU