

LOT 13
PERRET PLANTATION PHASE #1
PB 6/144-145

BLEVINS NIKKOLAS
35601 GLORY ROAD
CALLAHAN, FL 32011

2025

12-2N-24-1640-0013-0000



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 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	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	8014.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1999	1,248	95,807
DCK	72	15	2024	11	844
DCK	224	15	2024	34	2,610
TOTALS	1,544			1,293	99,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,293	141.1200	119.95	155,095	1999	2010	0	0	36.00	64.00

1 M/H 94+ - 0% - 2024

Heated Area: 1248

HX Base Yr

12

6

DCK
2024

6

10

12

30

24

BAS
1999

24

10

14

28

16

DCK
2024

16

BLD DATE

YE DATE

LGL DATE

LAND DATE

05/21/2025

ML