

IN OR 2351/702
(EX OR 419/59)
UTIL ESMT IN OR 2657-1357

LANCASTER LISA G & LARRY T REV TRUST/LANCASTER LAR
55245 MT OLIVE RD
CALLAHAN, FL 32011

2025

14-2N-25-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,980	100
PTO	896	5
	2020	2026
	1,980	45
	177,943	4,044
TOTALS	2,876	2,025 181,987

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	01	2,025	111.3000	94.60	191,565	2020	2020	0	0	5.00	95.00
1 M/H 94+ - 100% - 2021											
Heated Area: 1980 HX Base Yr 2021											
PTO 2026 BAS 2020											
55245 MT OLIVE RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU											

TOTALS		2,876				2,025		181,987		55245 MT OLIVE RD, CALLAHAN					XF DATE				LAND DATE		05/21/2025		MLU	
EXTRA FEATURES										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	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	1987	1987	3	60	2,100				
2	1242	WD DECK A		0	100	27	16	432.00		SF	10.00		10.00		100	2001	2001	3	20	864				
3	0940	SHEDS/PORT		0	100	16	10	160.00		SF	19.50		19.50		100	2000	2000	3	20	624				
											</													