

BLOCK 4 LOT 18
IN OR 844/1258
R673530 & R673528

PYLES WAYNE E & DONNA M
44628 WOODLAND HEIGHTS CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0180



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
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			
BUD8 Adjustme	06	DIST 1D 100			
Quality	04	Quality Level 04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	31,225
FOP	128	30	2009	38	1,236
FOP	320	30	2009	96	3,122
TOTALS	1,408			1,094	35,583

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,094	135.5200	108.42	118,611	1986	1991	0	0	0 70.00	30.00
1 M/H 93- - 100% - 1999											
Heated Area: 960											
HX Base Yr 1999											
8 16 FOP 2009 8 24 32 BAS 1993 24 8 40 FOP 2009 8											
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