

BLOCK 5 LOT 29
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BUZZARD JAMES H & HELEN D
44051 CHARWOOD DR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0290



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 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			
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	1,456	100	1993	1,456	53,457
UCP	684	20	2007	137	5,030
UOP	112	25	1993	28	1,028
USP	240	50	2008	120	4,406
TOTALS	2,492			1,741	63,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,741	131.1200	104.90	182,631	1988	1997	0	0	65.00	35.00

1 M/H 93- - 0% - 2025

Heated Area: 1456

HX Base Yr

The diagram shows a mobile home layout with the following dimensions and area labels:

- UCP 2007**: Main living area, 30' x 22'.
- UOP 1993**: Small addition, 14' x 4'.
- BAS 1993**: Large addition, 20' x 36'.
- USP 2008**: Small addition, 24' x 10'.

Other dimensions shown include 28', 6', 14', 8', 26', 33', 24', 10', and 23'.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/23/2023