

REAVES CHANCE C
44444 CATIES WAY
CALLAHAN, FL 32011

16-1N-25-2912-0008-0110

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 100			
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	1,538	100	2009	1,538	72,890
DCK	42	15	2009	6	284
FOP	28	30	2009	8	379
UOP	280	25	2009	70	3,318
TOTALS	1,888			1,622	76,871

43207 PINEWOOD CT, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/23/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,622	134.6400	107.71	174,706	1992	2000	0	0	56.00	44.00

1 M/H 93- - 0% - 0

Heated Area: 1538

HX Base Yr

UOP
2009

BAS
2009

FOP
2009

DCK
2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/1228	12/24/2013	QC	U	I	11	100

GRANTOR: REAVES SHAWN C

GRANTEE: REAVES CHANCE C

1820/1480 10/23/2012 CT U I 18 100

GRANTOR: CLERK OF COURT

GRANTEE: REAVES SHAWN C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W22 UOP=[YR=2009] N10W28S10 E28\$ W36 S27 E30
DCK=[YR=2009] S3E14 N3W14\$FOP=[YR=2009] E14N2W14S2\$ N2 E14 S2 E14 N27\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	00006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 08/15/2023 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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