

IN OR 2685/587 EX 3-20
ESMT OR 1556/1544
ESMT PT OR 1561/1941

PAGE CURTIS E & ALINE M L/E/
45106 MUSSLEWHITE RD
CALLAHAN, FL 32011-3513

2025

17-2N-25-0000-0003-0190



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		2 100			
Frame		WOOD FRAME 100			
Stories	0	0 100			
Units	0	0 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2008	1,512	121,526
UOP	512	25	2019	128	10,288
TOTALS	2,024			1,640	131,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,640	135.0800	114.82	188,305	2008	2013	0	0	0 30.00	70.00
1 M/H 94+ - 100% - 2009											
Heated Area: 1512											
HX Base Yr 2009											
32 16 UOP 2019 16 32 39 17 BAS 2008 27 27 56											
BLD DATE				LGL DATE				05/09/2025			
XF DATE				LAND DATE				MLU			