

ROWLAND LVG TRUST/ROWLAND SARA A TRUSTEE
543555 US HIGHWAY 1
CALLAHAN, FL 32011

17-2N-25-0000-0005-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

Exterior Wall

30 VINYL 100

0800021,348117.200099.62134,2882002200500046.0054.00

Roof Structur

03 GABLE/HIP 100

1 M/H 94+ - 100% - 2009Heated Area: 1248HX Base Yr 2009

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 80

Interior Floo

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 Units

1. 1. 100
0 100

Quality

03 Quality Level 03

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

1,248

100

2002

1,248

67,136

USP

200

50

2005

100

5,379

TOTALS

1,448

1,348

72,516

EXTRA FEATURES

543555 US HWY 1, CALLAHAN

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2002

2002

3

85

2,975

2

0351

CARPORT MT

0 100

22

22

484.00

SF

4.00

4.00

100

2004

2004

3

21

407

LAND DESCRIPTION

TOTAL OB/XF

3,382

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

100

0004

OR

0.00

0.00

3.12

AC

1.00

1.00

1.00

30,000.00

30,000.00

93,600

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

3.12

Total Land Value:

93,600

Market:

0

Agricultural:

0

Common:

93,600

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

103,229

TOTAL MARKET OB/XF VALUE

3,382

TOTAL LAND VALUE - MARKET

93,600

TOTAL MARKET VALUE

200,211

SOH/AGL Deduction

100,148

ASSESSED VALUE

100,063

TOTAL EXEMPTION VALUE

WX HX HB

55,722

BASE TAXABLE VALUE

44,341

TOTAL JUST VALUE

200,211

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

155,872

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1501/1275

5/29/2007

WD

Q

I

187,500

GRANTOR: LAPIERRE GARY A

GRANTEE: ROWLAND DEXTER L &

1063/0919

6/18/2002

WD

Q

V

89,900

GRANTOR: G & H LAND DEVELOPMEN

GRANTEE: LAPIERRE GARY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 USP=[YR=2005] N8 W25 S8 E25\$ W34 S24 E52 N24\$.

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