

PT OF LOTS 7 & 8 PAR 7-1
IN OR 2778/1741 & ESMT
IN OR 331/313

OCEANS BLUE HOLDINGS LLC
1013 CENTRE RD STE 403-A
WILMINGTON, DE 19805

2025

22-3N-24-2320-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA 09	
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,152	100
UOP	480	25
YEAR	2011	
TOTAL ADJ AREA	1,152	
SUBAREA MARKET VALUE	34,283	
TOTALS	1,632	1,272 37,855

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,272	124.0000	99.20	126,182	1983	1988	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 1152 HX Base Yr												
BAS 1995												
UOP 2011												
36549 PRATT SIDING RD, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/21/2025 MLU												

EXTRA FEATURES										36549 PRATT SIDING RD, CALLAHAN				INC DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD -	0	0	12	56	672.00	SF	24.85	24.85	100	1974	1974	3	20	3,340	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	