

BLOCK 2 LOT 2 (EX S-1)
OR 751 PG 911 (1985 OAKS DW)
HILLS AT THOMAS CREEK PB 5/65

COPHER SHAWN O & ANGELA M
43974 KEEN CEMETERY RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
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	1,345	100	2001	1,345	63,424
BAS	748	100	2019	748	35,272
UOP	366	25	2001	92	4,338
UOP	108	25	2019	27	1,273
USP	170	50	2001	85	4,008
TOTALS	2,737			2,297	108,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,297	122.8000	98.24	225,657	1985	2002	0	0	52.00	48.00

1 M/H 93- - 100% - 1997

Heated Area: 2093

HX Base Yr 1997

The diagram illustrates a property layout with three distinct building footprints. The top-left footprint is labeled 'BAS 2019' and has dimensions of 22 (width) by 34 (height). The top-right footprint is labeled 'UOP 2019' and has dimensions of 6 (width) by 18 (height). The bottom footprint is a larger area containing two sub-sections: 'BAS 2001' and 'UOP 2001'. The 'BAS 2001' section has dimensions of 37 (width) by 24 (height). The 'UOP 2001' section has dimensions of 61 (width) by 6 (height). The overall dimensions of the bottom footprint are 61 (width) by 17 (height). The total width of the property is 22 + 6 = 28, and the total height is 34 + 17 = 51.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU