

PT OF LOTS 18 & 19
IN OR 2653/523
EAST CALLAHAN SUB PB 1/35

DEYO JASON W
45064 CARDINAL LANE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0018-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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
Quality	05	Quality Level 05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,920	100
DCK	72	15
YEAR	1993	2007
TOT ADJ AREA	1,920	11
SUBAREA MARKET VALUE	181,739	1,041
TOTALS	1,992	1,931 182,781

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,931	139.2000	111.36	215,036	1993	2017	0	0	15.00	85.00
1 M/H 93- - 100% - 2022											
Heated Area: 1920											
HX Base Yr 2022											
The diagram shows a property layout with two main areas: BAS 1993 (a large rectangle) and DCK 2007 (a smaller rectangle). The dimensions are as follows: - BAS 1993: 60' wide, 27' high. - DCK 2007: 8' wide, 9' high. - Distances between areas: 18' from the top left of BAS to the top left of DCK; 2' from the bottom left of DCK to the bottom left of BAS; 13' from the bottom left of BAS to the bottom left of DCK; 24' from the bottom left of BAS to the bottom left of DCK. - Internal dimensions of BAS: 2' from the left wall to the right wall; 2.9' from the top wall to the bottom wall; 4' from the bottom wall to the right wall; 2.9' from the right wall to the left wall.											

BLD DATE	05/28/2008	JW	LGL DATE	
XF DATE	05/28/2008	JW	LAND DATE	05/21/2025
INC DATE				MLU

EXTRA FEATURES						45064 CARDINAL LN, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520		
2	0510	GARAGE WD-	0 100	28	16	448.00	SF	35.00	35.00	100	2004	2004	3	32	5,018		
3	0940	SHEDS/PORT	0 100	8	12	96.00	SF	19.50	19.50	100	2004	2004	3	21	393		
4	1242	WD DECK A	0 100	0	0	255.00	SF	10.00	10.00	100	2011	2011	3	45	1,148		