

PT OF SEC 28-3N-24E
IN OR 2640-1909
(EX OR 2111/1038)

MORTIMER SHAWN D & SUSAN M
261332 ROWE RD
HILLIARD, FL 32046

2025

28-3N-24-0000-0001-0080



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		14	CARPET 60		
Interior Floo		08	SHT VINYL 40		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3 100		
Frame		02	WOOD FRAME 100		
Stories		0	0 100		
Units			0 100		
Quality		04	Quality Level 04		
DOR CODE		0200	MOBILE HOME		
MAP NUM			MKT AREA		09
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	223,319
UOP	364	25	2021	91	8,914
TOTALS	2,644			2,371	232,232

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,371	128.0400	108.83	258,036	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ - 100% - 2024

Heated Area: 2280

HX Base Yr 2024

26

14

14

26

30

30

46

76

UOP
2021

BAS
2018

BLD DATE

LGL DATE

05/09/2025

ML

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA 09	
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	1,200	100
	2024	1,200
		26,789
TOTALS	1,200	1,200 26,789

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2023	2023	0	0	0	1.00	99.00
2 GARAGE RES - 100% - 2024						Heated Area: 1200			HX Base Yr 2024			
40 30 40 30 BAS 2024												
				BLD DATE				LGL DATE				