

BLOCK 1 PT OF LOT 32
IN OR 800 PG 1833
NEWCOMB SUB SOUTH CALLAHAN

MELTON MARK A & RHONDA L
44253 NASSAU AVE
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0321



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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 8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,948	100
FOP	104	30
FOP	120	30
TOTALS	2,172	2,015

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	117.2000	99.62	200,734	1996	1996	0	0	0	70.00	30.00

1

M/H 94+ - 100% - 2006

Heated Area: 1948

HX Base Yr 2006

27

37

39

12

10

12

13

8

13

14

8

68

8

BAS
2005

FOP
2005

FOP
2005

BLD DATE

LGL DATE