

BLK 4 LOT 11 & PT LOT 6
IN OR 2625/1532
NEWCOMB SUB SOUTH CALLAHAN

FOURES KATRINA
54552 WILBUR JONES RD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0004-0060



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
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		1 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	32,450
FOP	84	30	1993	25	604
UOP	360	25	1993	90	2,173
TOTALS	1,788			1,459	35,226

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,459	100.6000	80.48	117,420	1972	1972	0	0	0	70.00	30.00
1 M/H 93- - 0% - 2024				Heated Area: 1344				HX Base Yr				
UOP 1993 BAS 1993 FOP 1993												
40041 WHIPPOORWILL LN, CALLAHAN												
BLD DATE		02/29/2008		KWJW		LGL DATE						
XF DATE						LAND DATE		05/09/2025		MLU		
INC DATE						AG DATE						

EXTRA FEATURES							40041 WHIPPOORWILL 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	0811	CONCRETE B	0	0	0	0	1,902.00	SF	5.20	5.20	100	1991	1991	3	59.5	5,885		
2	0200	BARN WD 0-	0	0	52	36	1,872.00	SF	20.00	20.00	100	1990	1990	3	20	7,488		

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