

TRACT 83 R567625 & R567626
IN OR 2217/1603
NASSAU VILLAGE WEST PB 5/23

CHAMPION JOHN N
54019 CORNELIA CT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0083-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floor	14	CARPET 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			
BUD8 Adjustme	06	DIST 1D 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	32,625
TOTALS	1,152			1,152	32,625

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	118.0000	94.40	108,749	1980	1985	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0						Heated Area: 1152			HX Base Yr			
24 48 48 24 BAS 1993												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025
			MLD