

BLOCK 1 LOT 5
POINT SOUTH 3 PB 4/98 & 99

COCHRAN DOROTHY
54087 POINT SOUTH DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-299N-0001-0050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1993	1,914	67,704
FOP	18	30	1993	5	177
UOP	442	25	2003	110	3,891
TOTALS	2,374			2,029	71,772

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,029	138.7200	117.91	239,239	1994	1994	0	0	0 70.00	30.00
1 M/H 94+ - 100% - 0											
Heated Area: 1914											
HX Base Yr											
Diagram showing lot dimensions and area calculations: - Main lot dimensions: 27 (width) x 60 (length) - Attached lot dimensions: 10 (width) x 24 (length) - Area calculations: 27 x 60 = 1620, 10 x 24 = 240, Total = 1914 - Labels: BAS 1993, FOP 1993, UOP 2003											