

WOODS CHARLOTTE E REV TRUST/WOODS CHARLOTTE E TRUS
54603 ARMSTRONG ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0003-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
AVERAGE 100

Exterior Wall

03
GABLE/HIP 100

Roof Cover

03
COMP SHNGL 100

Interior Wall

05
DRYWALL 100

Interior Floor

14
CARPET 70

Interior Floor

08
SHT VINYL 30

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

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

1,512

100

2013

1,512

72,053

UOP

180

25

2004

45

2,145

TOTALS

1,692

1,557

74,198

EXTRA FEATURES

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

0812

CONCRETE C

0 100

0

0

1,143.00

SF

4.00

4.00

100

1995

1995

3

68

3,109

2

0940

SHEDS/PORT

0 100

32

12

384.00

SF

9.60

9.60

100

2006

2006

3

24

885

3

0510

GARAGE WD-

0 100

28

36

1,008.00

SF

5.25

5.25

100

1996

1996

3

23

1,217

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

0006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCT% CONDD

0800

02

1,557

116.8000

99.28

154,579

2002

2002

0

0

0

52.00

48.00

1 M/H 94+ - 100% - 2008

Heated Area: 1512

HX Base Yr 2008

56

27

36

20

15

12

12

15

BAS

2013

UOP

2004

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE74,198

TOTAL MARKET OB/XF VALUE5,211

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE129,409

SOH/AGL Deduction59,744

ASSESSED VALUE69,665

TOTAL EXEMPTION VALUEHX HB44,665

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE129,409

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE118,661

PERMIT NUMDESCRIPTIONAMTISSUED

C135485CO ISSUED010/03/2013

MH135485MH MOVE-ON007/01/2013

B1326836DEMOLITION3,30001/01/2013

B952108GARAGE17,13607/01/1995

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2413/085611/16/2020QCQU I 11100

GRANTOR: WOODS CHARLOTTE SANDE

GRANTEE: WOODS CHARLOTTE E R

1111/18592/05/2003QCQQ I 068,000

GRANTOR: SANDERS LLOYD D SR TR

GRANTEE: SANDERS LLOYD D SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S27 E20 UOP=[YR=2004] S12 E15 N12 W15\$ E36 N27\$.