

PT NE1/4 IN OR 2806/1060
(EX PT IN OR 2841/298 & OR 2872/
ESMTS IN OR 714/1870 & OR 813/29

IERIEN NEAL R JR
44084 WAGON TRAIL
CALLAHAN, FL 32011

2026

12-1N-24-0000-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		13	PREFAB PNL 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		04	PLYWOOD 100		
Interior Floor		02	MIN PLYWD 100		
Air Condition		01	NONE 100		
Heating Type		03	FORCED AIR 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		5000	IMPROVED AG		
MAP NUM			MKT AREA		08
NEIGHBORHOOD/LOC		8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	31,187
UCP	384	20	2011	77	1,924
USP	168	50	2011	84	2,099
TOTALS	1,800			1,409	35,211

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,409	98.0000	83.30	117,370	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025

Heated Area: 1248

HX Base Yr 2025

The diagram shows a floor plan with three distinct areas labeled in blue text:

- USP 2011**: A rectangular area at the top with a width of 24 and a height of 7.
- BAS 1993**: A large rectangular area in the middle with a width of 31 and a height of 24.
- UCP 2011**: A rectangular area at the bottom right with a width of 32 and a height of 12.

The overall layout dimensions are as follows:

- The top area (USP 2011) is 24 units wide and 7 units high.
- The middle area (BAS 1993) is 31 units wide and 24 units high.
- The bottom area (UCP 2011) is 32 units wide and 12 units high.
- The total width of the top and middle areas is 24 + 31 = 55 units.
- The total width of the bottom area is 32 units.
- The total height of the middle and bottom areas is 24 + 12 = 36 units.

BLD DATE

LGL DATE

05/11/2025