

IN OR 610/1269 EX 4-6
R672959 & R672960 &
R672961 & R672962

GEIGER RANDOLPH ADAM
43651 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0004-0040



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 80		
Interior Floo		08	SHT VINYL 20		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			5 100		
Bathrooms			3 100		
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	2,798	100	1997	2,798	93,073
FOP	10	30	1997	3	100
UOP	256	25	2024	64	2,129
TOTALS	3,064			2,865	95,301

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,865	123.2000	110.88	317,671	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0

Heated Area: 2798

HX Base Yr

Diagram showing lot dimensions and area calculations:

- Top horizontal dimension: 52
- Left vertical dimension: 27
- Bottom horizontal dimension: 32
- Right vertical dimension: 27
- Inner horizontal dimension: 15
- Inner vertical dimension: 8
- Area labels: BAS 1997, FOP 1997, UOP 2024

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/07/2026