

RANSOM MELISSA L
35429 QUIAL RD
CALLAHAN, FL 32011

23-2N-24-1791-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

120514080304
MODULAR MT 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040200MOBILE HOME MKT AREA 08 8001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,15010019931,15039,872 UOP180251999451,560 UOP360252000903,120

TOTALS1,6901,28544,552

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10500FP-PRE FAB010001.00UT3,500.003,500.00100199119913662,310

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.01AC1.001.001.0040,000.0040,000.0040,400

REVIEW DATE 04/02/2024 BY WWA Total Acres: 1.01 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,285135.9600115.57148,507199119910070.0030.00

Heated Area: 1150HX Base Yr 1999

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE44,552 TOTAL MARKET OB/XF VALUE2,310 TOTAL LAND VALUE - MARKET40,400 TOTAL MARKET VALUE87,262 SOH/AGL Deduction58,391 ASSESSED VALUE28,871 TOTAL EXEMPTION VALUEHX HB25,000 BASE TAXABLE VALUE3,871 TOTAL JUST VALUE87,262 NCON VALUE0 INCOME VALUE PREVIOUS YEAR MKT VALUE89,761

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / I RSN CD SALE PRICE

0630/02067/01/1991WDQV18,000

GRANTOR:MIZELL CLYDE J GRantee:RANSOM ROBT &MELISS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W18 S24 E20 E18 E9 N2 E1 N22 \$ UOP=[YR=1999;ORIG=-28,24] E18 S10 W18 N10 \$ UOP=[YR=2000;ORIG=-30,-12] E30 S12 W30 N12 \$.