

BLOCK 1 PT OF LOT 32
IN OR 800 PG 1833
NEWCOMB SUB SOUTH CALLAHAN

MELTON MARK A & RHONDA L
44253 NASSAU AVE
CALLAHAN, FL 32011

2026

31-2N-25-2920-0001-0321



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,948	100
FOP	104	30
FOP	120	30
TOTALS	2,172	2,015

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	117.2000	105.48	212,542	1996	1996	0	0	0	70.00	30.00
1 M/H 94+		100% - 2006			Heated Area: 1948				HX Base Yr 2006			
27 68 37 12 10 12 39 14 13 8 13 8 BAS 2005 FOP 2005 FOP 2005												