

TRACT 125, PT SEC 46-2N-25E
IN OR 371-365
R360153 & R360154

KITCHKA CHRISTINA M
54865 CHURCH RD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0125-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		04	PLYWOOD 100		
Interior Floor		14	CARPET 80		
Interior Floor		08	SHT VINYL 20		
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		
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	1,152	100	1993	1,152	34,429
DCK	128	15	1993	19	568
FEP	128	85	2001	109	3,258
FOP	128	30	1993	38	1,136
USP	224	50	1993	112	3,347
TOTALS	1,760			1,430	42,737

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,430	117.2000	99.62	142,457	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 100% - 2023

Heated Area: 1261

HX Base Yr 2023

14

16

16

14

USP
1993

10

6

8

8

DCK
1993

16

8

8

16

FEP
2001

24

24

24

24

BAS
1993

30

16

8

8

FOP
1993

24

18

16

16

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/07/2026

ML