



ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	05	AVERAGE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 100000.02 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	66,311
FOP	78	35		27	1,453
FSP	120	40		48	2,583
UOP	534	25		134	7,212

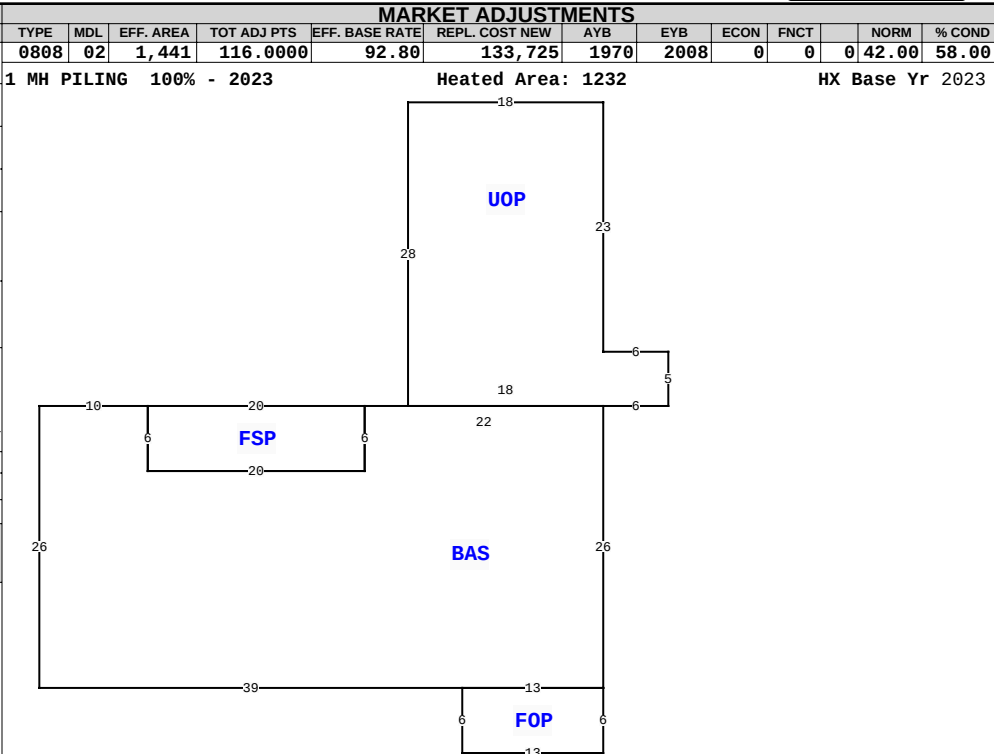
TOTALS 1,964 1,441 77,560

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	12	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
7	0084	DOCK-RIVER	0	100	8	10	80.00	UT	14.50	14.50	100	2015	2015	3	40	464	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							



598 SW MANATEE TER, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/13/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0808	02	1,441	116.0000	92.80	133,725	1970	2008	0	0	0 42.00	58.00

1 MH PILING 100% - 2023

Heated Area: 1232

HX Base Yr 2023

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VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,560
TOTAL MARKET OB/XF VALUE	10,464
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	163,024
SOH/AGL Deduction	28,542
ASSESSED VALUE	134,482
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	83,760
TOTAL JUST VALUE	163,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,117

XFOB:1:1: BELMOUNT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/582	1/29/2021	WD	U	I	35	239,000

GRANTOR: MANATEE HIDEAWAY LLC

GRANTEE: THE RUSSELL FAMILY

1382/2571 4/08/2019 WD U I 30 100

GRANTOR: DAVID & JOY KEEN

GRANTEE: MANATEE HIDEAWAY LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= S6 W20 N6 E20\$ S6 W20 N6 W10 S26 E39 FOP= S6E13N6 W13\$ E13 N26\$ UOP= E6N5 W6 N23 W18 S28 E18\$.