



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	15	CNC BLOCK 100	0100	01	2,270	118.1460	132.32	300,366	1962	1975	0	0	0	35.00	65.00									
RooF Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022 Heated Area: 1924 HX Base Yr 2022																					
RooF Cover	14	PREFIN MT 100	FDG																					
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 60																						
Interior Floo	11	CLAY TILE 40																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		2 100	BAS																					
Bathrooms		2 100																						
Frame	01	NONE 100																						
Stories	1.	1. 100																						
Architectual Units	05	CONV 100 0 100																						
Condition Adj	03	03 100																						
Kitchen Adjus	01	01 100																						
Quality		05 05																						
DOR CODE		0100SINGLE FAMILY																						
MAP NUM			MKT AREA		02																			
NEIGHBORHOOD/LOC		100000.03 1.00/																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																			
BAS	216	100		216	18,578																			
BAS	1,708	100		1,708	146,902																			
FDG	576	60		346	29,759																			
TOTALS		2,500		2,270	195,238																			
EXTRA FEATURES						314 SW MANATEE TER, FORT WHITE																		
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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000									
LAND DESCRIPTION TOTAL OB/XF 2,000																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	23,500.00	23,500.00	23,500							
2	0132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	23,500.00	23,500.00	23,500							