



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectural Units	01	CONV 100			
Condition Adj	01	0 100			
Kitchen Adjus	01	01 100			
Quality	02	02			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	5716.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	12,491
USP	288	35		101	939
USP	300	35		105	976
TOTALS	1,932			1,550	14,406

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,550	77.4520	46.47	72,028	1999	1999	0	0	20	60.00	20.00
1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024												
311 SW RIVER OAK CT, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/14/2024 MLU												

EXTRA FEATURES							311 SW RIVER OAK CT, FORT WHITE				INC DATE						AG DATE	
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	12	16	192.00	UT	7.50	7.50	100	1998	1998	3	100	1,440		
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1998	1998	3	100	600		
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		
4	0296	SHED METAL	0	100	30	25	750.00	UT	15.00	15.00	100	2008	2008	3	100	11,250		
5	0166	CONC, PAVMT	0	100	4	30	120.00	UT	3.00	3.00	100	2008	2008	3	100	360		
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750		
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000		