

COMM NW COR GOVT LOT 1, RUN S 24
CONT S 401.88 FT, E 605.96 FT TO
US-441, NW 417.33 FT, W 488.85 F

DUNCAN JAMES STEVEN/DUNCAN ELIZABETH DAVIS
17700 N US HIGHWAY 441
WHITE SPRINGS, FL 32096

2026

06-1S-17-04493-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	01	NONE 100			
Stories	1.	1. 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			03
NEIGHBORHOOD/LOC	1117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	2024	1,990	237,138
FOP	150	35	2024	52	6,196
TOTALS	2,140			2,042	243,334

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,042	117.0000	122.85	250,860	2023	2023	0	0	0	3.00	97.00
1 MANUF 4 100% - 2024												
Heated Area: 1990												
HX Base Yr 2024												
15 2 5 2 10 10 16 6 6 10 5 50 30 BAS 2024 FOP 2024												

BLD DATE		LGL DATE
XF DATE		LAND DATE