

AKA LOT 38 TUSTENUGEE  
PLANTATION UNIT II UNREC:  
COMM NE COR, RUN W 1318.54

EDWARDS JAMES J/EDWARDS JOSSIE M  
213 SW WALLFLOWER GLN  
FORT WHITE, FL 32038

2026

13-6S-16-09696-138



| BUILDING CHARACTERISTICS |                  |                |      |              |                      |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |      |              |                      |
| Exterior Wall            | 17               | MSNRY STUC 100 |      |              |                      |
| Exterior Wall            | 00               | N/A 0          |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |      |              |                      |
| Roof Cover               | 01               | MINIMUM 100    |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |      |              |                      |
| Interior Floo            | 13               | LAM/VNLPLK 100 |      |              |                      |
| Interior Floo            | 00               | N/A 0          |      |              |                      |
| Air Condition            | 03               | CENTRAL 100    |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |      |              |                      |
| Bedrooms                 |                  | 2 100          |      |              |                      |
| 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                  | 04               | 04             |      |              |                      |
| DOR CODE                 | 0200 MOBILE HOME |                |      |              |                      |
| MAP NUM                  |                  | MKT AREA       |      |              | 02                   |
| NEIGHBORHOOD/LOC         |                  | 18617.010      |      | 1.00/        |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,200            | 100            | 2024 | 1,200        | 30,643               |
| FEP                      | 540              | 85             | 2024 | 459          | 11,721               |
| FOP                      | 216              | 35             | 2024 | 76           | 1,941                |
|                          |                  |                |      |              |                      |
| TOTALS                   | 1,956            |                |      | 1,735        | 44,305               |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |             |             |                   |                |      |      |                 |      |       |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|-------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM  | % COND |
| 0800                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 02  | 1,735       | 106.4000    | 63.84             | 110,762        | 1978 | 1978 | 0               | 0    | 60.00 | 40.00  |
| 1 MOBILE HME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | 100% - 2024 |             | Heated Area: 1200 |                |      |      | HX Base Yr 2024 |      |       |        |
| <div><div><div><div><div><div>36</div><div>15</div><div>15</div><div>36</div></div><div><div>BAS</div><div>2024</div></div></div><div><div>48</div><div>25</div><div>25</div><div>48</div></div><div><div>27</div><div>8</div><div>8</div><div>27</div></div><div><div>FOP</div><div>2024</div></div></div><div><div>48</div><div>25</div><div>25</div><div>48</div></div><div><div>BAS</div><div>2024</div></div></div><div><div>36</div><div>15</div><div>15</div><div>36</div></div><div><div>FEP</div><div>2024</div></div></div> |     |             |             |                   |                |      |      |                 |      |       |        |

|          |  |          |            |     |
|----------|--|----------|------------|-----|
| BLD DATE |  | LGL DATE | 01/07/2025 | MLA |
|----------|--|----------|------------|-----|