

COMM NW COR OF NE1/4 OF NE1/4,
RUN S 754.40 FT, W 142.67 FT,
SW ALONG CURVE 170.63 FT, CONT

YOUNG MICHEAL M JR
261 SW WHISPER DR
FT WHITE, FL 32038

2026

16-6S-16-03832-234



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	33,609
UOP	120	25		30	667
USP	160	35		56	1,245

TOTALS	1,792			1,598	35,520
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00

REVIEW DATE	05/27/2015	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,598	92.6100	55.57	88,801	1988	1988		0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr													

261 SW WHISPER DR, FORT WHITE

261 SW WHISPER DR, FORT WHITE				BLD DATE						LGL DATE		04/07/2025		MLU	
				XF DATE						LAND DATE					
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	0.00	0.00	100	0	0	3	100	300						
1.00	UT	0.00	0.00	100	2006	2006	3	100	400						
1.00	UT	7,000.00	7,000.00	100			3	100	7,000						
1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000						
1.00	UT	0.00	0.00	100	2006	2006	3	100	400						

TOTAL OB/XF										9,100									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		

Total Acres:	5.20	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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VALUATION SUMMARY														

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		35,520	
TOTAL MARKET OB/XF VALUE		9,100	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		99,620	
SOH/AGL Deduction		24,823	
ASSESSED VALUE		74,797	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		74,797	
TOTAL JUST VALUE		99,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,620	

XFOB:2:1: SUNB MH
BLDG:1:1: SUNB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1276/0524	6/16/2014	QC	U	I	11	25,000	
GRANTOR:KITTY W WHEATE							
GRANTEE:MICHAEL M YOUNG JR							
0635/0570	10/17/1987	WD	Q	V		14,000	
GRANTOR:PATTEN CORP							
GRANTEE:WHEATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 USP= N10 W16 S10 E16\$ W40 UOP= W10 S12 E10 N12\$ S27 E56 N27\$.									