

COMM SE COR, RUN W 2461.60 FT, N
166.33 FT, NW'LY 1619.18 FT FOR
299.46 FT, SW'LY 225.27 FT, CONT

AHNER MITCHELL L/XIAO NANFANG
187 SW RIVER RISE CT
FT WHITE, FL 32038

2026

18-7S-17-10021-005



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	01	FLAT 100			
Roof Cover	12	MODULAR MT 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		2 100			
Bathrooms		1 100			
Stories	1.	1. 100			
Architectual	01	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE	0200MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	18717.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	2,260
BAS	924	100		924	8,702
UOP	128	25		32	301
TOTALS	1,292			1,196	11,264

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,196	78.4890	47.09	56,320	1982	1982	0	0	20	60.00	20.00

1 MOBILE HME

100% - 2025

Heated Area: 1164

HX Base Yr 2025

20

12

BAS

12

20

46

BAS

14

50

16

UOP

8

14

8

16

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/15/2024

MLU