

SALAMEH MUNIR/SALAMEH BAIMA
7361 103RD STREET
JACKSONVILLE, FL 32210

19-6S-16-03887-000

BUILDING CHARACTERISTICS																								
ELEMENT	CD	CONSTRUCTION																						
Exterior Wall	19	COMMON BRK 100																						
Roof Structur	03	GABLE/HIP 100																						
Roof Cover	12	MODULAR MT 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 80																						
Interior Floo	15	HARDTILE 20																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		4 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Architectual Units	05	CONV 100 0 100																						
Condition Adj	02	02 100																						
Kitchen Adjus	01	01 100																						
Quality	05	05																						
DOR CODE	5000	IMPROVED AG																						
MAP NUM		MKT AREA 02																						
NEIGHBORHOOD/LOC	19616.00	1.00/																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																			
BAS	667	100		667	58,919																			
BAS	812	100		812	71,728																			
FOP	100	30		30	2,650																			
FOP	168	30		50	4,417																			
FOP	228	30		68	6,007																			
FSP	216	40		86	7,597																			
FUS	1,479	100		1,479	130,647																			
UOP	100	20		20	1,766																			
UOP	612	20		122	10,777																			
TOTALS	4,382			3,334	294,507																			
EXTRA FEATURES		10322 SW US HIGHWAY 27 , FORT WHITE																						
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	0166	CONC, PAVMT	0	0	0	0		540.00	UT 2.00		2.00	100	2002	2002	3	100	1,080							
2	0140	CLFENCE 6	0	0	0	0		1,140.00	UT 3.50		3.50	100	2002	2002	3	100	3,990							
3	0294	SHED WOOD/	0	0	0	0		1.00	UT 0.00		0.00	100	2008	2008	3	100	200							
4	0070	CARPORT UF	0	0	18	20		360.00	UT 2.50		2.50	100	2008	2008	3	100	900							
LAND DESCRIPTION		TOTAL OB/XF 6,170																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2			A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	445.00	445.00	21,805							
3	5600	A	TIMBER 3			A-1	0.00	0.00	8.39	AC		1.00	1.00	1.00	281.00	281.00	2,358							
4	9910	M	MKT. VAL.AG			A-1	0.00	0.00	57.39	AC		1.00	1.00	1.00	4,500.00	4,500.00	258,255							
REVIEW DATE	08/28/2023	BY	jerry	Total Acres:	58.39	Total Land Value:	28,663	Market:	258,255	Agricultural:	24,163	Common:	4,500	PRINTED 11/07/2025 BY SYS										

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,334	102.4290	114.72	382,476	2002	2002	0	0	23.00	77.00		
2 SINGLE FAM		0% - 0		Heated Area: 2958				HX Base Yr					
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