



| 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            | 04 | PLYWOOD 100    |
| Interior Floo            | 09 | PINE WOOD 100  |
| Air Condition            | 02 | WINDOW 100     |
| Heating Type             | 02 | CONVECTION 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |           |               |
|------------------|-----------|---------------|
| Quality          | 03        | 03            |
| DOR CODE         | 0100      | SINGLE FAMILY |
| MAP NUM          |           | MKT AREA      |
|                  |           | 02            |
| NEIGHBORHOOD/LOC | 30617.010 | 1.00/         |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 128              | 100         |      | 128          | 6,493                |
| BAS       | 128              | 100         |      | 128          | 6,493                |
| BAS       | 192              | 100         |      | 192          | 9,740                |
| BAS       | 224              | 100         |      | 224          | 11,363               |
| BAS       | 904              | 100         |      | 904          | 45,856               |
| UOP       | 16               | 20          |      | 3            | 152                  |
| UOP       | 32               | 20          |      | 6            | 304                  |
| UOP       | 128              | 20          |      | 26           | 1,319                |
| USP       | 248              | 35          |      | 87           | 4,413                |
| UST       | 112              | 45          |      | 50           | 2,536                |
| TOTALS    | 2,112            |             |      | 1,748        | 88,669               |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |
| 2              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |
| 3              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |
| 4              | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |
| 5              | 0252       | LEAN-TO W/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |
| 6              | 0252       | LEAN-TO W/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 5.05        |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |      |            |      |         |        |  |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------|------------|------|---------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM    | % COND |  |
| 0100               | 01  | 1,748     | 69.6780     | 78.04             | 136,414        | 1980 | 1980 | 0          | 0    | 0 35.00 | 65.00  |  |
| 1 SINGLE FAM       |     |           | 100% - 0    | Heated Area: 1576 |                |      |      | HX Base Yr |      |         |        |  |

|                              |  |  |  |          |  |           |            |
|------------------------------|--|--|--|----------|--|-----------|------------|
| 431 SW BEAVER ST, FORT WHITE |  |  |  | BLD DATE |  | LGL DATE  |            |
|                              |  |  |  | XF DATE  |  | LAND DATE | 05/14/2024 |
|                              |  |  |  | INC DATE |  | AG DATE   | MLU        |

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|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 3              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 88,669      |        |
| TOTAL MARKET OB/XF VALUE  |  | 1,250       |        |
| TOTAL LAND VALUE - MARKET |  | 50,500      |        |
| TOTAL MARKET VALUE        |  | 140,419     |        |
| SOH/AGL Deduction         |  | 58,224      |        |
| ASSESSED VALUE            |  | 82,195      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 31,473      |        |
| TOTAL JUST VALUE          |  | 140,419     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 140,419     |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA               |           |           |     |     |        |            |  |
|--------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number        | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0631/0500                | 8/10/1987 | PR        | Q   | I   |        | 8,000      |  |
| GRANTOR: GIANNINI MARY & |           |           |     |     |        |            |  |
| GRANTEE: GASKINS KARLA E |           |           |     |     |        |            |  |
|                          |           |           |     |     |        |            |  |
|                          |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS= W4 USP= W6 N10 W16 S14 E22 N4\$ S4 W22 S12 UST= S8 E14 N8 W14\$ E14 S8 BAS= W14 S16 E14 N16\$ S16 BAS= S8 BAS= S8 E10 UOP= S4 E4 N4 W4\$ E6 N8 W16 \$ E16 N8 W16\$ E24 N8 UOP= E4 N8 W4 S8\$ N16 UOP= E8 N16 W8 S16\$ BAS= N16 W12 S16 E12\$ W12 N16\$. |  |  |  |  |  |  |  |