

LOT 1 SASSAFRAS ACRES S/D.
ORB 687-354, DC DAVID TRAINA

KNUTH LAURIE TRAINA/KNUTH JOHN L
193 SW CR 138
FORT WHITE, FL 32038

2026

30-7S-17-10068-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 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		4 100			
Bathrooms		2.5 100			
Stories	1.	1. 100			
Architectual	01	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0200MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	30717.040		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	122,961
USP	480	35		168	10,067
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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
0201	02	2,220	115.9000	108.95	241,869	2003	2003	0	0	0	45.00	55.00
2 MANUF 1 100% - 1997 Heated Area: 2052 HX Base Yr 1997												
40 12 12 40 58 18 27 27 76												
USP												
BAS												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

EXTRA FEATURES																	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	