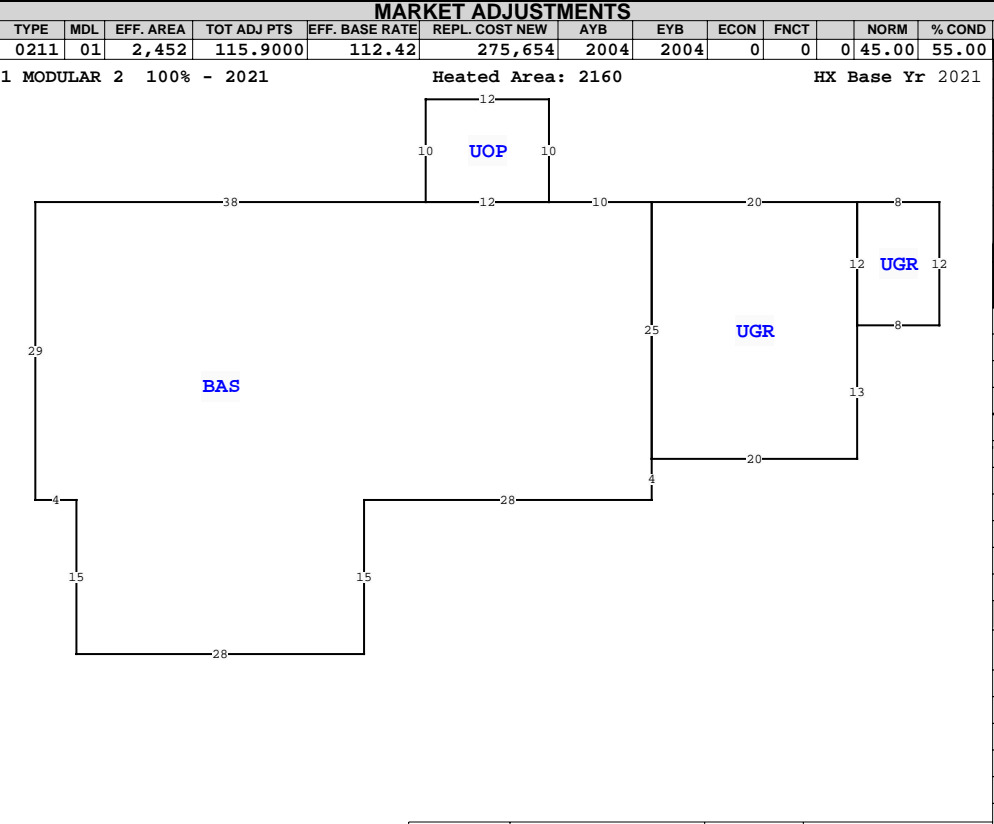


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0201	MODULAR HOME



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	133,555
UGR	96	45		43	2,659
UGR	500	45		225	13,912
UOP	120	20		24	1,484
TOTALS	2,876			2,452	151,610

MARKET ADJUSTMENTS

1140 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,610
TOTAL MARKET OB/XF VALUE		19,020
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		236,630
SOH/AGL Deduction		137,258
ASSESSED VALUE		99,372
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		43,650
TOTAL JUST VALUE		236,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043972	Electrical Servic	0	03/21/2022
	REMODEL		01/06/2021
22357	M H	268	09/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1592	6/17/2020	WD Q	Q	I	01	195,000
GRANTOR: CAROL M FREER						
GRANTEE: JOHN D WELSH & DEBR						
1295/1816	6/01/2015	WD Q	Q	I	01	144,000
GRANTOR: LEE A WALKLEY (SINGLE						
GRANTEE: GERALD P & CAROL M						

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	0251	LEAN TO W/	0	100	12	15	180.00	UT	5.00	5.00	100	2006	2006	3	100	900	
2	0294	SHED WOOD/	0	100	15	12	180.00	UT	14.00	14.00	100	2006	2006	3	100	2,520	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		85	5,100	

LAND DESCRIPTION		TOTAL OB/XF															19,020							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	55,000.00	66,000.00	66,000							