

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	100000.02	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	116,638
TOTALS	1,836			1,836	116,638

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	PILING	0%	- 0								
Heated Area: 1836					HX Base Yr							

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		116,638	
TOTAL MARKET OB/XF VALUE		9,488	
TOTAL LAND VALUE - MARKET		91,500	
TOTAL MARKET VALUE		217,626	
SOH/AGL Deduction		2,200	
ASSESSED VALUE		215,426	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		215,426	
TOTAL JUST VALUE		217,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33727	MAINT/ALTR	60	01/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1626	10/24/2012	WD	U	V	30	100
GRANTOR: STEPHEN A SMITH						
GRANTEE: SMITH STEPHEN A & G						
0649/0364	4/13/1988	WD	Q	V		12,500
GRANTOR: BROWN CHALKER W &						
GRANTEE: SMITH STEPHEN A						

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	0166	CONC,PAVMT	0	0	12	36		1.50	1.50	100	1993	1993	3	100	648	
2	0080	DECKING	0	0	0	0		0.00	0.00	100	2015	2015	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0		5.00	5.00	100	2015	2015	3	100	8,540	
TOTALS													9,488			

884 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 S36 E51 N36\$.	

LAND DESCRIPTION													TOTAL OB/XF											
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	0100	C	SFR	0		00	0.00	0.00	100.00	FF		1.00	1.00	0.90	750.00	675.00	67,500							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	0.32	750.00	240.00	24,000							