



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.04 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
UOP	234	25	
TOTALS	1,194		1,018 49,904

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 960		HX Base Yr						
BLD DATE: _____ LGL DATE: 04/30/2024 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____													

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,904
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			76,104
SOH/AGL Deduction			0
ASSESSED VALUE			76,104
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,104
TOTAL JUST VALUE			76,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31107	MAINT/ALTR	35	06/03/2013
20670	M H	125	05/06/2003
10186	M H	125	09/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2013	4/10/2025	WD	Q	I	01	90,000
GRANTOR: MARINO DANNY C						
GRANTEE: SPRING PLACE INVEST						
1160/0279	9/24/2008	WD	Q	I		65,000
GRANTOR: EDD & LUCILLE K CHITT						
GRANTEE: DANNY & BOBBIE MARI						

EXTRA FEATURES		255 SW NEVADA LN, 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	0040	BARN, POLE	0	0	0	800.00	UT	1.50	1.50	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
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	0		A-1	175.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S24 E40 N24 UOP= N9W26 S9 E26\$ W26\$.	