

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		1,800 187,780

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100% - 2022		206,352	2020	2020	0	0	9.00	91.00		
Heated Area: 1800 HX Base Yr 2022													
756 SW PLEASANT TER, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026 MLU	

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,780
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			28,800
TOTAL MARKET VALUE			223,680
SOH/AGL Deduction			56,084
ASSESSED VALUE			167,596
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			116,185
TOTAL JUST VALUE			223,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40178	M H	0	07/20/2020
27036	TR/TRAILER	139	05/21/2008
26091	TR/TRAILER	50	08/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/2408	5/18/2007	WD	U	V	08	22,500
GRANTOR: CHARLES D & DONNA H H						
GRANTEE: MICHAEL J GENDREAU						
1102/1557	11/20/2006	QC	Q	V	01	10,000
GRANTOR: BRYN J ANCEL						
GRANTEE: CHARLES D & DONNA H						

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 400.00	25	0	0	3	25	100	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,100	
756 SW PLEASANT TER, FORT WHITE															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S30 E60 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										7,100				
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		00	0.00	0.00	2.00	LT		1.00	1.00	0.60	24,000.00	14,400.00	28,800							