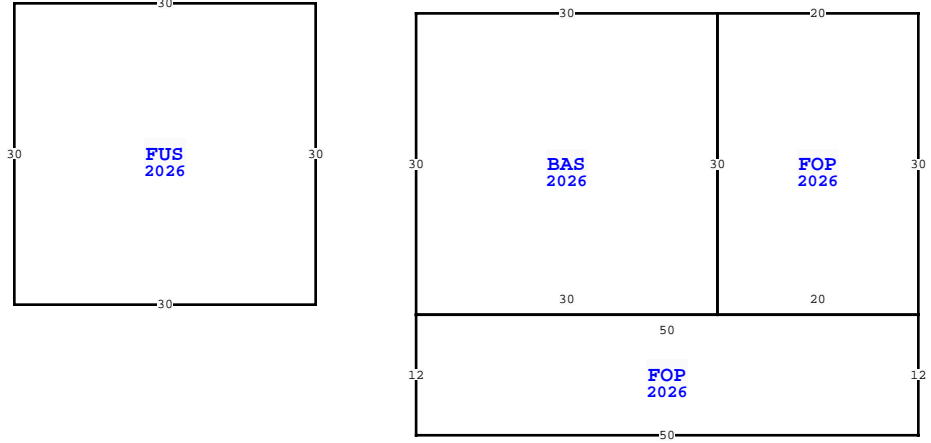


ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	05	STEEL 100
Stories	2.	2.100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/BARND0	0%	- 2026									
			Heated Area: 1800				HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2026	900	79,362
FOP	600	30	2026	180	15,872
FOP	600	30	2026	180	15,872
FUS	900	100	2026	900	79,362
<b>TOTALS</b>	<b>3,000</b>			<b>2,160</b>	<b>190,469</b>

1081 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
2	0166	CONC, PAVMT	0	0	0	0	500.00	UT	5.00	5.00	100	2026	2025		100	2,500	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
<b>BUILDING MARKET VALUE</b>		190,469
<b>TOTAL MARKET OB/XF VALUE</b>		5,300
<b>TOTAL LAND VALUE - MARKET</b>		36,000
<b>TOTAL MARKET VALUE</b>		231,769
SOH/AGL Deduction		4,271
<b>ASSESSED VALUE</b>		227,498
<b>TOTAL EXEMPTION VALUE</b>		0
<b>BASE TAXABLE VALUE</b>		227,498
<b>TOTAL JUST VALUE</b>		231,769
<b>NCON VALUE</b>		192,969
<b>INCOME VALUE</b>		
<b>PREVIOUS YEAR MKT VALUE</b>		20,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047619	New Residential C	125,000	11/06/2024
000042865	Electrical Servic	0	09/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/644	7/26/2024	WD	Q	V	01	25,000

GRANTOR: CARMONA LUZ A  
GRANTEE: COLON MARIE  
1385/2691 6/03/2019 WD Q V 01 10,000  
GRANTOR: ALAN W BENTON  
GRANTEE: ANGEL L & MARIE A C

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=0,-10] W30 S30 E30 N30 \$	
FOP=[YR=2026;ORIG=0,-10] E20 S30 W20 N30 \$	
FUS=[YR=2026;ORIG=-70,-11] E30 S30 W30 N30 \$	
FOP=[YR=2026;ORIG=-30,20] E50 S12 W50 N12 \$	

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	DPHT 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		A-1	100.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000									
2	0000	C	VAC RES	0		A-1	200.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000									