

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2023
TOTALS	1,512		1,512
			161,301

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: 1512			HX Base Yr			

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,301
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			234,801
SOH/AGL Deduction			0
ASSESSED VALUE			234,801
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			234,801
TOTAL JUST VALUE			234,801
NCON VALUE			1,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053841	Roof Replacement	9,539	08/14/2025
000044950	Mobile Home		07/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/709	12/22/2025	WD	Q	I	01	250,000
GRANTOR: SMITH RYAN M						
GRANTEE: INFANTE BARBARA J						
1468/740	5/31/2022	WD	Q	V	01	63,500
GRANTOR: YOUNG JEFFREY						
GRANTEE: SMITH RYAN M						

EXTRA FEATURES		148 SW SEDGEFIELD 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=21,10] E56 S27 W56 N27 \$											

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							