

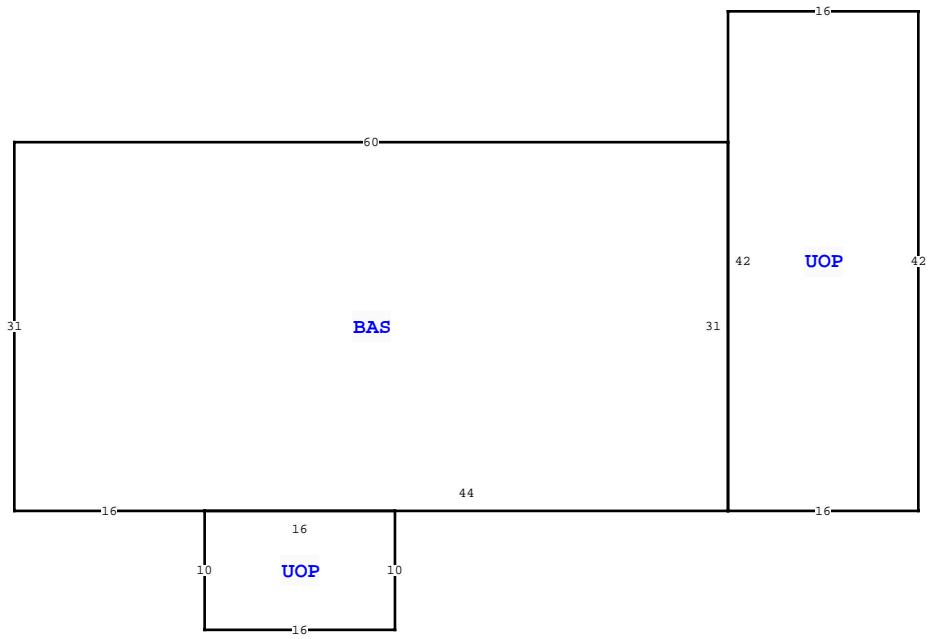
BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 90			
Exterior Wall	32	HARDIE BRD 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		4 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectural Units	01	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	109,625
UOP	160	25		40	2,357
UOP	672	25		168	9,902
TOTALS	2,692			2,068	121,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,068	114.0000	107.16	221,607	2003	2003		0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1860 HX Base Yr 2021



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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,884
TOTAL MARKET OB/XF VALUE		11,960
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		198,844
SOH/AGL Deduction		80,569
ASSESSED VALUE		118,275
TOTAL EXEMPTION VALUE	HX HB MH	51,411
BASE TAXABLE VALUE		66,864
TOTAL JUST VALUE		198,844
NCON VALUE		400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055498	Roof Replacement	7,000	04/15/2026
21338	M H	123	12/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0310	6/25/2015	WD Q	Q	I	01	124,900
GRANTOR: PHILIP H & LAURA P SW						
GRANTEE: PAUL DAVID GALBRAITH						
1000/1433	11/15/2003	WD Q	Q	V		28,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: PHILIP H & LAURA SW						

411 SW SEDGEFIELD LN, FORT WHITE

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	0294	SHED WOOD/	0	100	16	15	240.00	UT	14.00	14.00	100	2006	2006	3	100	3,360	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF 11,960

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							