

AKA LOT 1, WILSON SPRINGS COMMUN
 PHASE 2 UNR DESC AS FOLLOWS:
 COMM AT NW COR OF SW 1/4 OF SEC,

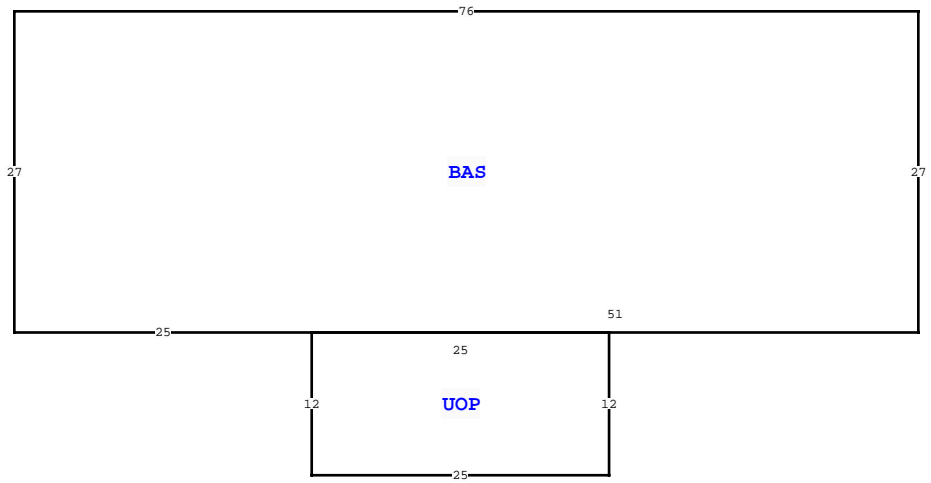
HAMLIN GLENN
 119 SW MEMORIAL DR
 FORT WHITE, FL 32038

2026

06-7S-16-04149-701


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur		N/A	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		0	100
Architectual	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	6716.0400 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
UOP	300	25	
TOTALS	2,352		2,127 50,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026								
				Heated Area: 2052			HX Base Yr	2026			



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,495
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			36,480
TOTAL MARKET VALUE			88,875
SOH/AGL Deduction			25,974
ASSESSED VALUE			62,901
TOTAL EXEMPTION VALUE	HX HB	37,901	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			88,875
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/236	4/02/2025	QC	U	I	11	100
GRANTOR: OLIVER FRANCES L						
GRANTEE: HAMLIN GLENN						
1379/0015	2/25/2019	LE	U	I	14	100
GRANTOR: FRANCES L OLIVER (LIF						
GRANTEE: GLENN CURTIS HAMLIN						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0263	PRCH, USP	0.00
3	0080	DECKING	0.00
TOTALS			1,200.00

TOTAL OB/XF												1,900				
L	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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	300	
3	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E25 UOP= S12 E25 N12 W25 \$ E51 N27 \$.	

LAND DESCRIPTION												TOTAL OB/XF												1,900	
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			0.00	0.00	2.28	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,480								