

AKA LOT 10 NORTH CROSS ROADS UNR  
 RUN W 63.37 FT, S 779.63 FT FOR  
 287.43 FT, W 794.65 FT TO E R/W

MINISALL JAMES  
 6051 SW OLD WIRE RD  
 FORT WHITE, FL 32038

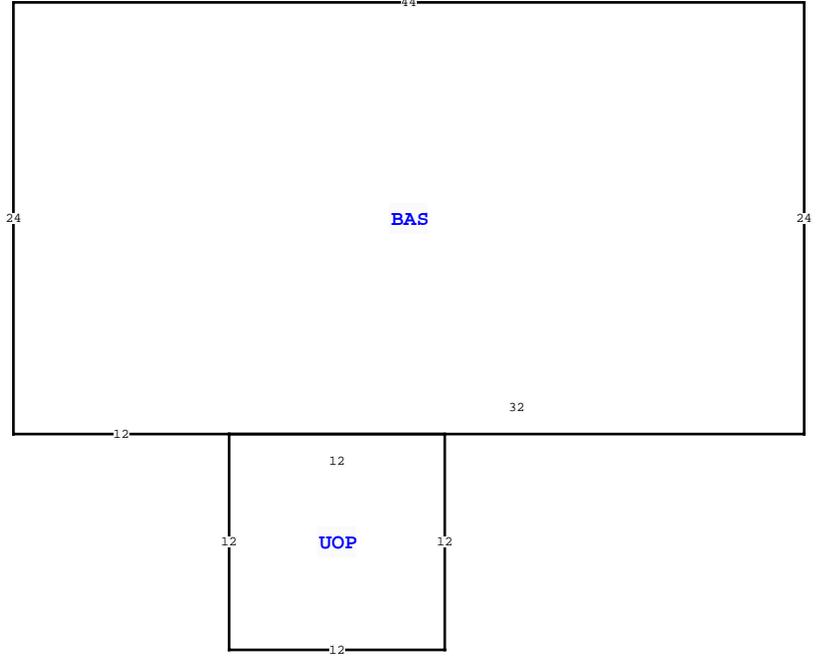
2026

11-6S-16-03816-110



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	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		3		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Architectural	01	CONV		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	11616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	64,620
UOP	144	25		36	2,203
TOTALS	1,200			1,092	66,823

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2009							
Heated Area: 1056						HX Base Yr 2009					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,823
TOTAL MARKET OB/XF VALUE			27,850
TOTAL LAND VALUE - MARKET			61,750
TOTAL MARKET VALUE			156,423
SOH/AGL Deduction			81,077
ASSESSED VALUE			75,346
TOTAL EXEMPTION VALUE	HX HB	46,059	
BASE TAXABLE VALUE			29,287
TOTAL JUST VALUE			156,423
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35262	M H	482	05/03/2017
31872	M H	513	04/08/2014
20785	M H	125	06/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0692	9/20/2017	WD U		I	34	100

GRANTOR: SUBRANDY LIMITED PART  
 GRANTEE: LYNNE R EBERHARDT  
 1206/0740 12/09/2010 TR U V 30 100  
 GRANTOR: SUBRANDY  
 GRANTEE: LENVIL DICKS AS TRU

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

**BUILDING NOTES**

BUILDING DIMENSIONS	
BAS= W44 S24 E12 UOP= S12 E12 N12 W12\$ E32 N24\$.	

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	0080	DECKING	0	100 23	10	1.00	UT 0.00	0.00	100	2003	2003	3	100	1,150	
2	0294	SHED WOOD/	0	100 0	0	1.00	UT 0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100 0	0	2.00	UT 7,000.00	7,000.00	100			3	100	14,000	
4	0070	CARPORT UF	0	100 0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	400	
5	9947	Septic	0	100 0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000	
6	9945	Well/Sept	0	0 0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
7	0070	CARPORT UF	0	100 0	0	1.00	UT 1,000.00	1,000.00	100	2026	2025	1	100	1,000	
8	0263	PRCH, USP	0	100 0	0	1.00	UT 1,000.00	1,000.00	100	2026	2025	1	100	1,000	
<b>TOTAL OB/XF 27,850</b>															

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	4.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,750							