

COMM SE COR OF SW1/4 RUN NORTH P
325.24 FT, NORTH 1361.77 FT, E 3
1361.77 FT TO POB. (AKA LOT 31 C

WALDRON BRIAN K/WALDRON CHRISTINA L
733 SW SCOUT GLN
FORT WHITE, FL 32038

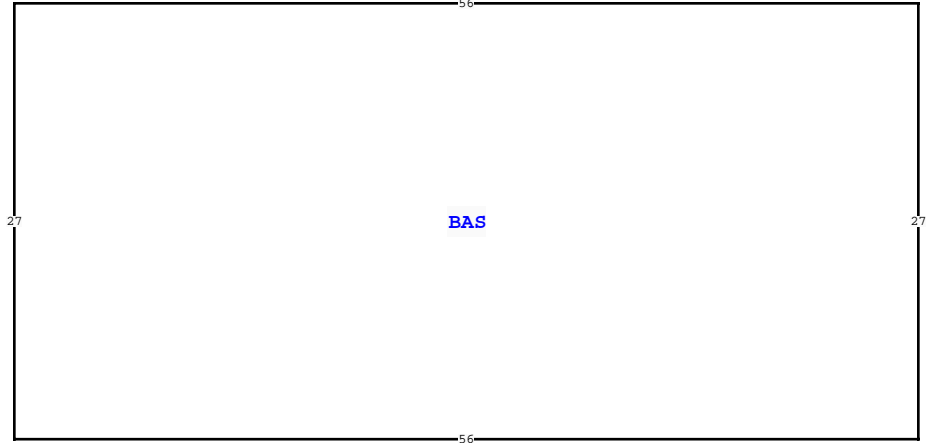
2026

12-6S-16-03816-131



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		90,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,512	115.9000	108.95	164,732	2003	2003	0	0	45.00	55.00
1 MANUF 1		100% - 2026		Heated Area: 1512				HX Base Yr 2026			



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			90,603
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			111,980
TOTAL MARKET VALUE			212,083
SOH/AGL Deduction			0
ASSESSED VALUE			212,083
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			160,672
TOTAL JUST VALUE			212,083
NCON VALUE			1,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054183	Roof Replacement	9,600	10/02/2025
18273	M H	125	05/15/2001
17428	M H	125	09/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/2740	1/30/2006	WD	Q	V	04	23,000

GRANTOR: SUBRANDY
GRANTEE: BRIAN K & CHRISTINA

BUILDING NOTES	
BAS= W56 S27 E56 N27\$.	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0040	BARN,POLE	0	100	0	0		1.00	0.00	100	2014	2014	3	100	800	
2	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2014	2014	3	100	200	
5	0261	PRCH, UOP	0	100	15	11		1.00	1,000.00	100	2026	2025		100	1,000	
6	0081	DECKING WI	0	100	0	0		1.00	400.00	100	2026	2025		100	400	

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	100			0.00	0.00	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							