

COMM NW COR OF NE1/4, RUN S 22.9
S R/W ICHETUCKNEE RD, E ALONG R/
S 549.74 FT FOR POB, CONT S 671.

FUTCH RYAN
213 SW CHOCTAW AVE
FORT WHITE, FL 32038

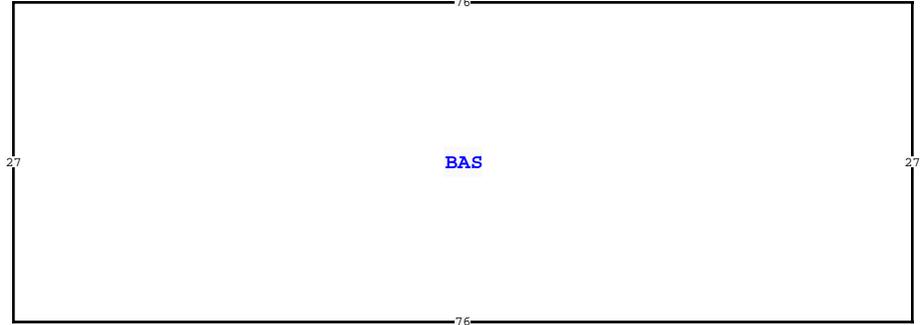
2026

12-6S-16-03816-310



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	14	CARPET	90			
Interior Floo	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			
Architectual	01	CONV	100			
Units		0	100			
Condition Adj	01	01	100			
Kitchen Adjus	01	01	100			
Quality	03	03				
DOR CODE	0200 MOBILE HOME					
MAP NUM		MKT AREA				02
NEIGHBORHOOD/LOC	12616.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,052	100		2,052	42,411	
TOTALS	2,052			2,052	42,411	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	0									
				Heated Area: 2052				HX Base Yr				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,411
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			159,631
SOH/AGL Deduction			36,171
ASSESSED VALUE			123,460
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,460
TOTAL JUST VALUE			159,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34701	RECONNECT	75	11/29/2016
18838	M H	125	10/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/709	3/04/2026	WD U	I	I	11	100
GRANTOR: FUTCH LEAMON H						
GRANTEE: FUTCH RYAN						
1325/1276	11/09/2016	WD U	I	I	18	51,000
GRANTOR: SEC OF HOUSING & URBA						
GRANTEE: LEAMON H & ELIZABET						

213 SW CHOCTAW AVE, 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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E76 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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							