

LOT 1 BLOCK C TIMUQUA S/D.  
611-83, DC 1333-1898, QC 1375-

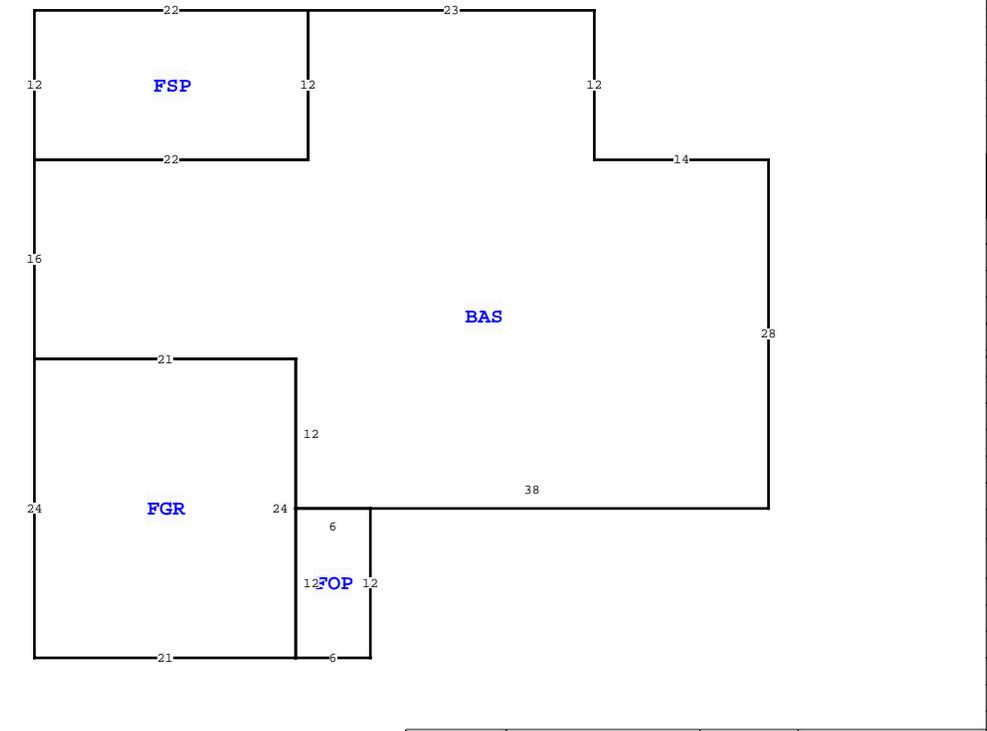
SNOOK JOHN  
511 SW BRADENTON WAY  
FORT WHITE, FL 32038

**2026**

12-7S-16-04184-131  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020									
Heated Area: 1676						HX Base Yr 2020					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100		1,676	146,506
FGR	504	55		277	24,213
FOP	72	30		22	1,923
FSP	264	40		106	9,266
<b>TOTALS</b>	<b>2,516</b>			<b>2,081</b>	<b>181,909</b>

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,909
TOTAL MARKET OB/XF VALUE		4,096
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		251,135
SOH/AGL Deduction		81,310
ASSESSED VALUE		169,825
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,414
TOTAL JUST VALUE		251,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043025	Roof Replacement	11,150	10/25/2021
6697	SFR	42,000	12/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0868	11/11/2018	QC	U	I	11	100
GRANTOR: VERA F SAPP						
GRANTEE: JOHN SNOOK						
0611/0083	12/01/1986	WD	Q	V	01	13,500
GRANTOR:						
GRANTEE:						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	16	40	640.00	UT	1.40	100	0	0	3	100	896	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	

TOTAL OB/XF												4,096					
511 SW BRADENTON WAY, FORT WHITE																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/06/2026 MLU																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W14 N12 W23 FSP= W22 S12 E22 N12\$ S12 W22 S16 FGR= S24 E21 N24 W21\$ E21 S12 FOP= S12 E6 N12 W6\$ E38 N28\$.																	

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	0100	C	SFR	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							