

COMM NW COR OF NE1/4 OF SE1/4, S
574.28 FT FOR POB, N 227.06 FT,
R/W OF NW WHITE SPRINGS AVE, S 7

FREEMAN KATHRYN C/FREEMAN GEORGE
PO BOX 11
WHITE SPRINGS, FL 32096

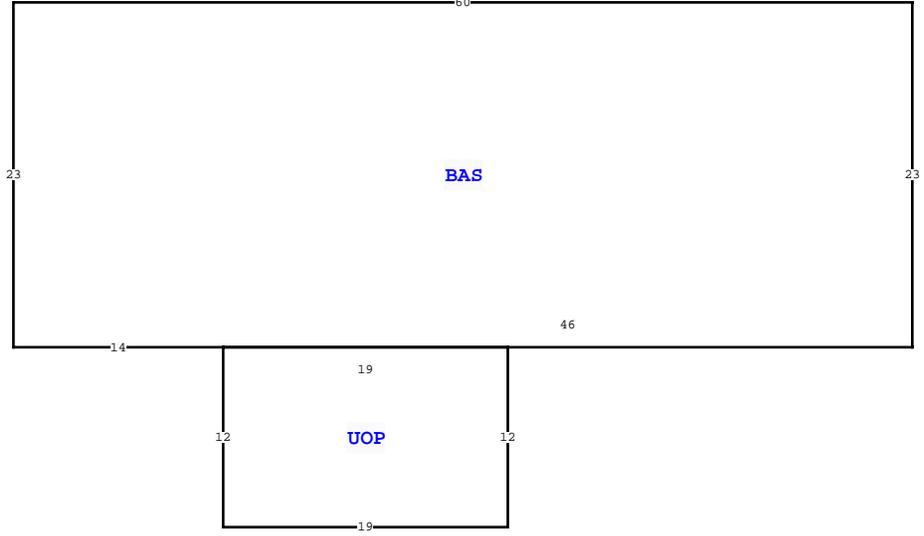
2026

13-2S-15-00050-004



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	01	MINIMUM	100
Interior Floo	08	SHT VINYL	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	0102SFRES/MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13215.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,380	100	
UOP	228	25	
TOTALS	1,608		
TOTALS		1,437	25,228

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%	- 2024		63,070	1991	1991	0	0	60.00	40.00
				Heated Area: 1380			HX Base Yr 2024				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,424
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			71,640
TOTAL MARKET VALUE			116,264
SOH/AGL Deduction			12,461
ASSESSED VALUE			103,803
TOTAL EXEMPTION VALUE	HX HB SX		82,607
BASE TAXABLE VALUE			21,196
TOTAL JUST VALUE			116,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048170	Electrical Servic	0	09/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2153	5/16/2023	QC	U	I	11	100

GRANTOR: FREEMAN KATHRYN S
GRANTEE: FREEMAN KATHRYN C

1304/1612	11/04/2015	LE	U	I	14	100
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GRANTOR: ETHEL CONNER (AS TO A)
GRANTEE: KATHRYN S FREEMAN E

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

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					10.94	AC		1.00	1.00	1.00	6,000.00	6,000.00	65,640							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

