

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		14616.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	163,142
TOTALS	1,512			1,512	163,142

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026								
Heated Area: 1512					HX Base Yr							
BLD DATE				LGL DATE				05/07/2026 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			163,142	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			220,142	
SOH/AGL Deduction			0	
ASSESSED VALUE			220,142	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			220,142	
TOTAL JUST VALUE			220,142	
NCON VALUE			170,142	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			40,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054582	Storage Building	15,300	11/25/2025
000054263	Mobile Home		10/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1368	2/28/2025	WD Q	V		03	55,500
GRANTOR: SANCHEZ JUAN CARLOS						
GRANTEE: GOULD JOHN THOMAS						
1464/64	3/25/2022	WD Q	V		01	50,000
GRANTOR: KENNEDY TINA MARIE BA						
GRANTEE: SANCHEZ JUAN CARLOS						

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	2026	2025	100	7,000

TOTAL OB/XF													7,000
231 SW HOMESTEAD CIR, FORT WHITE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=17,11] E56 S27 W56 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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							