

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	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
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		179,102

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	-	2017							
Heated Area: 2356					HX Base Yr 2017							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 31 31 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
361 SW QUAIL PL, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,102
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		249,602
SOH/AGL Deduction		119,467
ASSESSED VALUE		130,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,724
TOTAL JUST VALUE		249,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30450	M H	375	09/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/486	7/28/2025	WD	U	I	11	100
GRANTOR: MELLINGER RICHARD D						
GRANTEE: MELLINGER R D REVOC						
1521/2289	12/16/2020	QC	U	I	11	100
GRANTOR: MELLINGER PATRICIA B						
GRANTEE: MELLINGER RICHARD D						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTALS													12,000				

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S31 E76 N31\$.

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500								