

COMM NE COR, RUN S 2658.81 FT,
W 567 FT, S 1939.90 FT FOR POB
CONT S 654.67 FT, W 392.50 FT,

WARD ROBERT BRIAN/WARD LENA M
421 SW UNITY COURT
FORT WHITE, FL 32038

2026

24-7S-16-04317-129
VALUATION SUMMARY

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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,048	100	
FGR	528	55	
FOP	60	35	
UOP	816	25	
TOTALS	3,452		

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%	- 2016	Heated Area: 2048			HX Base Yr 2016				

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,931
TOTAL MARKET OB/XF VALUE			23,245
TOTAL LAND VALUE - MARKET			76,220
TOTAL MARKET VALUE			188,069
SOH/AGL Deduction			76,467
ASSESSED VALUE			111,602
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			60,191
TOTAL JUST VALUE			250,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32660	GARAGE	85	02/03/2015
24262	M H	419	03/17/2006
9268	M H	125	01/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0050	5/19/2015	WD	U	I	11	100
GRANTOR: BARBARA GUSTIN NUTT (
GRANTEE: ROBERT BRIAN & LENA						
1291/1838	12/16/2014	WD	Q	I	01	130,000
GRANTOR: KRISTI E & IRENEA CHI						
GRANTEE: ROBERT B & LENA WAR						

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	0166	CONC, PAVMT	0	100 20 27	450.00	UT	2.50	2.50	100	2006	2006	3	100	1,125	
2	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0166	CONC, PAVMT	0	100 0 0	1,360.00	UT	2.50	2.50	100	2006	2006	3	100	3,400	
4	0040	BARN, POLE	0	100 24 72	1,728.00	UT	5.00	5.00	100	2006	2006	3	100	8,640	
5	9945	Well/Sept	0	100 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN, POLE	0	100 14 60	840.00	UT	2.00	2.00	100	2006	2006	3	100	1,680	
7	0169	FENCE/WOOD	0	100 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF												23,245												
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	280.00	280.00	1,893							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,220							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
UOP= N12 W68 S12 E68\$ BAS= W68 S31 E13 FOP= E12 N5 W12 S5\$ N5 E12 S5 E21 FGR= S24 E22 N24 W22\$ E22 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												23,245			
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1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000										
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	280.00	280.00	1,893										
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,220										