

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	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		1,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 0	Heated Area: 1344			HX Base Yr			

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,243
TOTAL MARKET OB/XF VALUE			17,800
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			165,173
SOH/AGL Deduction			39,264
ASSESSED VALUE			125,909
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,909
TOTAL JUST VALUE			165,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053867	Roof Replacement	9,100	08/18/2025
20412	M H	125	02/13/2003
17735	M H	125	12/12/2000
15052	RECONNECT	0	02/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/2798	12/10/2012	WD	U	I	38	45,000
GRANTOR: DONALD LEE MINCEY & C						
GRANTEE: ERIC W & BETTY A SC						
0921/1869	3/02/2001	WD	Q	I	01	100
GRANTOR: DONALD LEE MINCEY						
GRANTEE: DONALD LEE MINCEY						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	82,243
TOTALS	1,344			1,344	82,243

954 SW BEAVER ST, FORT WHITE

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

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	0	0	0	1.00	UT	400.00	400.00	75	0	0	3	75	300	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E56 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF										17,800					
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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130								