

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	16.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2024
TOTALS	2,356		2,356

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MANUF	1	100% - 2024									
				Heated Area: 2356			HX Base Yr	2024				
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/07/2026	MLU								
INC DATE		AG DATE	05/12/2023	SPF								

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			238,254
TOTAL MARKET OB/XF VALUE			6,100
TOTAL LAND VALUE - MARKET			125,205
TOTAL MARKET VALUE			284,926
SOH/AGL Deduction			16,954
ASSESSED VALUE			267,972
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			216,561
TOTAL JUST VALUE			369,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046259	Mobile Home		01/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1840	4/15/2019	WD	Q	V	01	93,000
GRANTOR: NORTH FLORIDA TIMBER						
GRANTEE: WAYNE A MORGAN & AP						
0935/0121	9/10/2001	WD	Q	V		723,600
GRANTOR: HORTON TIMBER CO						
GRANTEE: NORTH FLORIDA TIMBE						

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	0081	DECKING WI	0	100	0	0		1.00	UT	600.00	2024	2023		100	600	
2	0020	BARN, FR	0	100	0	0		1.00	UT	5,500.00	2024	2023		100	5,500	

TOTAL OB/XF												6,100					
10306 SW OLD WIRE RD, FORT WHITE																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2024;ORIG=18,17] E76 S31 W76 N31 \$																	

LAND DESCRIPTION																								
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	5700	A	TIMBER 4	0					10.23	AC		1.00	1.00	1.00	227.00	227.00	2,322							
2	9910	M	MKT.VAL.AG	0					10.23	AC		1.00	1.00	1.00	8,500.00	8,500.00	86,955							
3	0200	C	MBL HM	100					4.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,250							