



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	05	05	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,420	100	
FOP	30	30	
FOP	30	30	
TOTALS	1,480		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 1420					HX Base Yr	2023

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		146,028	
TOTAL MARKET OB/XF VALUE		9,692	
TOTAL LAND VALUE - MARKET		89,980	
TOTAL MARKET VALUE		245,700	
SOH/AGL Deduction		151,986	
ASSESSED VALUE		93,714	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		42,303	
TOTAL JUST VALUE		245,700	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054634	Remodel	8,506	12/08/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/2294	3/09/2022	WD	Q	I	01	315,000
GRANTOR: BREHENY W. MARTIN & B						
GRANTEE: SALYERS APRIL M						
1286/2011	12/19/2014	WD	Q	I	01	160,000
GRANTOR: ALEXANDER & JENNIFER						
GRANTEE: W MARTIN & BARBARA						

EXTRA FEATURES		645 SW WOODLAND AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0258	PATIO	0.00
3	0294	SHED WOOD/	7.50
4	0031	BARN, MT AE	11.00
5	0081	DECKING WI	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2022		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 FOP= W10 S3 E10 N3\$ S3 W10 N3 W26 S28 E19 FOP= E6 N5W6 S5\$ N5 E6 S3 E30 N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 9,692																						
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	0100	C	SFR	100		00	0.00	0.00	1.37	AC		1.00	1.00	1.00	22,000.00	22,000.00	30,140							
2	0000	C	VAC RES	100			0.00	0.00	1.44	AC		1.00	1.00	1.00	22,000.00	22,000.00	31,680							
3	0000	C	VAC RES	100			0.00	0.00	1.28	AC		1.00	1.00	1.00	22,000.00	22,000.00	28,160							