

BUILDING CHARACTERISTICS	
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	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	04 04 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0203	02	2,400	125.9500	129.73	311,352	2018	2018	0	0	14.00	86.00	
1 MANUF 3 100% - 2022			Heated Area: 2400				HX Base Yr 2022					



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VALUATION BY			VALUATION SUMMARY	
Tax Group: 3	Tax Dist:	STANDARD		
BUILDING MARKET VALUE	267,763			
TOTAL MARKET OB/XF VALUE	35,607			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	358,370			
SOH/AGL Deduction	58,167			
ASSESSED VALUE	300,203			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	248,792			
TOTAL JUST VALUE	358,370			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	368,010			

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	32516.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	267,763
TOTALS	2,400			2,400	267,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/109	9/22/2021	WD	Q	V	01	337,500
GRANTOR: TURNER FAMILY TRUST						
GRANTEE: CAYNON JESSIE						
1342/0261	7/10/2017	WD	U	I	11	100
GRANTOR: LISA KATHRYN VANN & D						
GRANTEE: ROBERT J & NANCY L						

371 SW FEDERAL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
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	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2022	2021		75	4,500
2	0030	BARN, MT	0	100	0	0		1.00	UT 16,207.00	16,207.00	100	2022	2021		100	16,207
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
4	0296	SHED METAL	0	100	0	0		1.00	UT 200.00	200.00	100	2022	2021		100	200
5	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100			3	100	3,000
6	0060	CARPORT F	0	100	0	0		1.00	UT 2,900.00	2,900.00	100	2022	2021		100	2,900
7	0081	DECKING WI	0	100	0	0		1.00	UT 1,800.00	1,800.00	100	2022	2021		100	1,800

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S40 E60 N40\$.												

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								