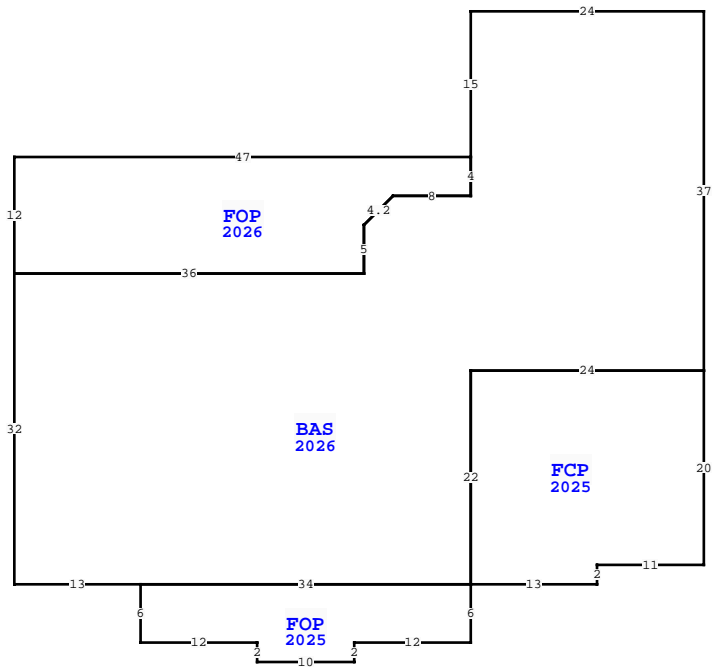


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,476	100	2026
FCP	506	25	2025
FOP	224	30	2025
FOP	481	30	2026
TOTALS	3,687		

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%	- 2025		366,337	2024	2024	0	0	1.00	99.00
Heated Area: 2476 HX Base Yr 2025											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		362,674
TOTAL MARKET OB/XF VALUE		8,628
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		436,302
SOH/AGL Deduction		0
ASSESSED VALUE		436,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		384,891
TOTAL JUST VALUE		436,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036770	New Residential C	0	05/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/0185	9/24/2010	WD U	U	V	40	29,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: RICKY L & SUZANNE S						
1173/1335	5/06/2009	CT U	V	18		100
GRANTOR: CLERK OF COURT (PHILI						
GRANTEE: SUBRANDY LIMITED PA						

EXTRA FEATURES		450 SW MORNING STAR GLN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN,MT	0 100
2	0296	SHED METAL	0 100

L	OB/XF	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	0030	BARN,MT	0	100	24	36	864.00	UT	11.00	11.00	75	2014	2014	3	75	7,128	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS=[YR=2026;ORIG=-5,-10] W24 S15 S4 W8 D3L3 S5 W36 S32 E13 E34 N22 E24 N37 \$	
FCP=[YR=2025;ORIG=-5,27] W24 S22 E13 N2 E11 N20 \$	
FOP=[YR=2026;ORIG=-29,5] W47 S12 E36 N5 U3R3 E8 N4 \$	
FOP=[YR=2025;ORIG=-29,49] W34 S6 E12 S2 E10 N2 E12 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF 8,628																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							