

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,315	100	
FGR	390	55	
FOP	95	30	
PTO	96	5	
TOTALS	1,896		

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%	2016								
Heated Area: 1315						HX Base Yr 2016					

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,582
TOTAL MARKET OB/XF VALUE		5,618
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		189,200
SOH/AGL Deduction		69,934
ASSESSED VALUE		119,266
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,855
TOTAL JUST VALUE		189,200
NCON VALUE		5,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054954	Roof Replacement	15,000	02/04/2026
000053115	Storage Building	5,709	05/15/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1128/1885	8/15/2007	WD Q		I		150,000

GRANTOR: ROCKY FORD
GRANTEE: WILLIAM & KELLY BIS

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	1.50
2	0252	LEAN-TO W/	500.00
3	0296	SHED METAL	400.00
4	0060	CARPORT F	7.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026		

161 SW BRIGHTON CT, FORT WHITE MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 PTO= N8 W12 S8 E12\$ W27 S30 E16 FOP= E19 N5 W19 S5\$ N5 E19 S5 E12 FGR= E13 N30 W13 S30\$ N30\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							