

LOT 12 FERNWOOD ESTATES S/D.
(UNREC CFD INSTRUMENT).
UNREC DC FOR ROBERT BLANTON,

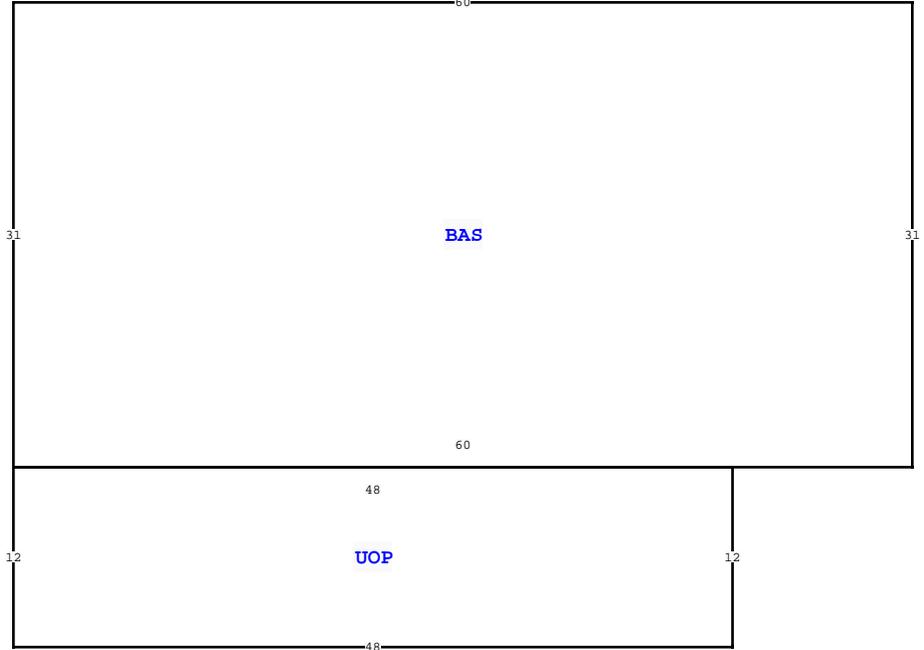
FUSSNECKER SCOTT/FUSSNECKER ROBYN
1843 SW SPRUCE RD
FT WHITE, FL 32038

2026

36-5S-15-00485-072

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	
UOP	576	25	
TOTALS	2,436		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2008						
Heated Area: 1860						HX Base Yr 2008					



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			128,820
TOTAL MARKET OB/XF VALUE			23,720
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			217,540
SOH/AGL Deduction			123,660
ASSESSED VALUE			93,880
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			37,469
TOTAL JUST VALUE			217,540
NCON VALUE			4,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,003
XFOB:1:1: FERNWOOD M H			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / I / CD
1114/0086	3/16/2007	WD Q	I
GRANTOR: DONALD E & CYNTHIA J			SALE PRICE
GRANTEE: SCOTT & ROBYN FUSSN			87,500
0983/0335	5/07/2003	WD Q	I
GRANTOR: DEBRA S KIRK & BRENDA			41,500
GRANTEE: DONALD E & CYNTHIA			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	100	2007
2	0031	BARN, MT AE	0	100	22	30	660.00	UT	9.00	100	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2007
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2025
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	100	2026
7	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	100	2026

TOTAL OB/XF												23,720			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/07/2026	MLU		

BUILDING NOTES											
BAS= W60 S31UOP= S12 E48 N12 W48\$ E60 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												23,720			
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	65,000.00	65,000.00	65,000										