

**MAY CEDRIC N/MAY SHELLIE C**  
250 SW BRIGHTON COURT  
FORT WHITE, FL 32038

# 2023

**34-6S-16-04059-225**



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

32

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

09

PINE WOOD 90

Interior Floo

15

HARDTILE 10

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

06

06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

16.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,028

100

2,028

158,159

FOP

224

30

67

5,225

FSP

312

40

125

9,749

PTO

384

5

19

1,482

TOTALS

2,948

2,239

174,614

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

0166

CONC, PAVMT

0 100

0

0

2,097.00

UT

3.00

3.00

100

2006

2006

3

100

6,291

2

0296

SHED METAL

0 100

0

0

1.00

UT

0.00

0.00

100

2010

2010

3

100

600

LAND DESCRIPTION

L N

USE CODE

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0100

SFR

100

A-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

15,000.00

15,000.00

15,000

REVIEW DATE

06/22/2015

BY

DF

Total Acres:

0.87

Total Land Value:

15,000

Market:

0

Agricultural:

0

Common:

15,000

PRINTED 10/06/2022

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,239

110.5412

91.75

205,428

2006

2006

0

0

0

15.00

85.00

1 SINGLE FAM - 100% - 2007

HX Base Yr 2007

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

174,614

TOTAL MARKET OB/XF VALUE

6,891

TOTAL LAND VALUE - MARKET

15,000

TOTAL MARKET VALUE

196,505

SOH/AGL Deduction

44,149

ASSESSED VALUE

152,356

TOTAL EXEMPTION VALUE

HX HB VX

55,000

BASE TAXABLE VALUE

97,356

TOTAL JUST VALUE

196,505

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1075/2402

2/24/2006

WD

U

V

01

100

GRANTOR: COOK REAL ESTATE

GRANTEE: CEDRIC N & SHELLIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N34 FSP= N12 W26 S12 E26\$ W26 PTO= N12 W32 S12 E32\$ W32 S34 E15 S2 FOP= S8 E28 N8 W28\$ E28 N2 E15\$.