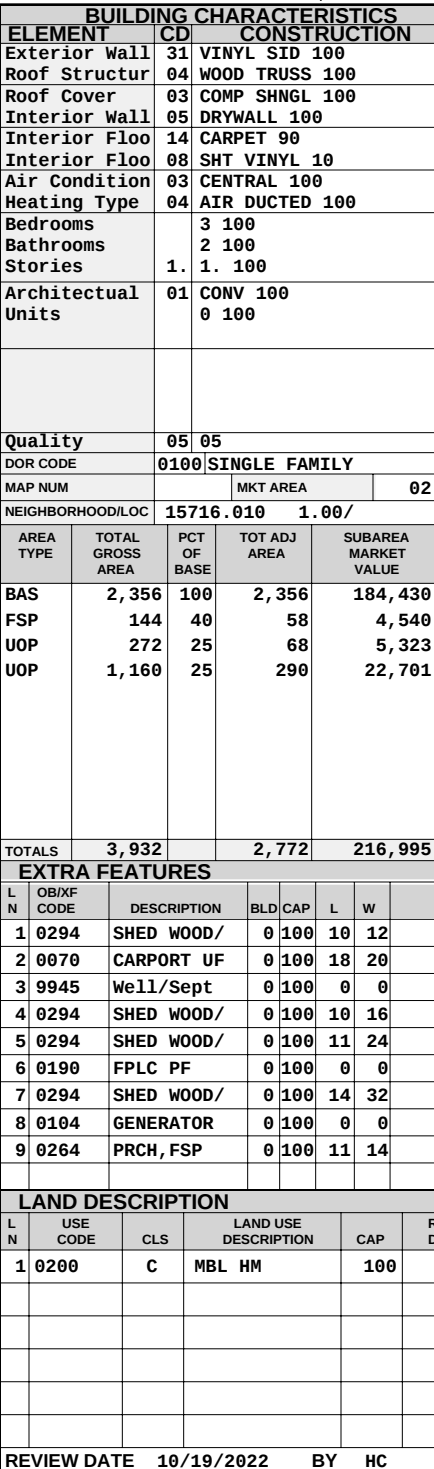


REEVES CATHY ANN/REEVES JACKSON M
2366 SW FRY AVE
FORT WHITE, FL 32038

15-7S-16-04226-128



MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,772	113.9000	99.09	274,677	2013	2013	0	0	21.00	79.00

2 MANUF 1 - 100% - 2015

Heated Area: 2356

HX Base Yr 2015

Diagram showing lot dimensions and area breakdown:

- Lot Dimensions: 42' (width) x 43' (depth)
- Basement (BAS): 31' x 76'
- Front Porch (FSP): 12' x 12'
- Unoccupied Portion (UOP): 34' x 8'

2366 SW FRY AVE, FORT WHITE					BLD DATE				LGL DATE		05/14/2024		MLU	
					XF DATE				LAND DATE					
					INC DATE				AG DATE					

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
120.00	UT	9.00	9.00	100	2013	2013	3	100	1,080	
360.00	UT	2.50	2.50	100	2013	2013	3	100	900	
1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
160.00	UT	9.00	9.00	100	2013	2013	3	100	1,440	
264.00	UT	9.00	9.00	100	2013	2013	3	100	2,376	
1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
448.00	UT	9.00	9.00	100	2021	2020		100	4,032	
1.00	UT	6,000.00	6,000.00	100	2023	2022		90	5,400	
154.00	UT	20.00	20.00	100	2023	2022		100	3,080	
TOTAL OB/XF										26,508

LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	

Total Acres: 5.01

Total Land Value: 45,090

Market: 0

Agricultural: 0

[illegible]