



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	05 05
DOR CODE	0200
MAP NUM	
MOBILE HOME	02
NEIGHBORHOOD/LOC	100000.18 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	36,863
TOTALS	520			520	36,863

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	18	25	450.00	UT	10.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	200.00	400.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	520	110.9000	104.25	54,210	2010	2010	0	0	32.00	68.00	
1 MANUF 1 - 0% - 0												
Heated Area: 520 HX Base Yr												
704 SW CENTRAL TER, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/30/2024 MLU												

TOTAL OB/XF												
12,300												

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12,300												

COLUMBIA COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 36,863												
TOTAL MARKET OB/XF VALUE 12,300												
TOTAL LAND VALUE - MARKET 36,000												
TOTAL MARKET VALUE 85,163												
SOH/AGL Deduction 20,000												
ASSESSED VALUE 65,083												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 65,083												
TOTAL JUST VALUE 85,163												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 83,921												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
1019/2051 6/30/2004 WD Q V 13,900												
GRANTOR: SUSAN BYNUM												
GRANTEE: FRANCIS P & PATSY A												
1017/0173 5/28/2004 WD U V 08 7,500												
GRANTOR: MICHAEL S SARES												
GRANTEE: SUSAN BYNUM												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W40 S13 E40 N13\$.												