



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	VINYL SID 100		0800	02	1,350	116.9000	70.14	94,689	1991	1991	0	0	0	60.00	40.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 MOBILE HME 0% - 0										Heated Area: 1176					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Cover		14	PREFIN MT 100																						BUILDING MARKET VALUE					37,876				
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					15,766				
Interior Floo		14	CARPET 90																						TOTAL LAND VALUE - MARKET					36,000				
Interior Floo		08	SHT VINYL 10																						TOTAL MARKET VALUE					89,642				
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					20,487				
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					69,155				
Bedrooms			2 100																						TOTAL EXEMPTION VALUE					0				
Bathrooms			2 100																						BASE TAXABLE VALUE					69,155				
Stories		1.	1. 100																						TOTAL JUST VALUE					89,642				
Architectual		01	CONV 100																						NCON VALUE					0				
Units			0 100																						INCOME VALUE									
Condition Adj		03	03 100																						PREVIOUS YEAR MKT VALUE					89,642				
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA																						02									
NEIGHBORHOOD/LOC		100000.19	1.00/																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,176	100		1,176	32,994																												
USP		498	35		174	4,882																												
TOTALS		1,674			1,350	37,876																												
EXTRA FEATURES						423 SW CENTRAL TER, FORT WHITE										BLD DATE				LGL DATE		04/30/2024		MLU										
																XF DATE				LAND DATE														
																INC DATE				AG DATE														
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	0296	SHED METAL	0	0	10	20	200.00	UT	2.50	2.50	100	1993	1993	3	100	500																		
2	0210	GARAGE U	0	0	24	32	768.00	UT	5.00	5.00	100	1993	1993	3	100	3,840																		
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																		
4	0040	BARN,POLE	0	0	14	13	182.00	UT	3.00	3.00	100	2006	2006	3	100	546																		
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100																		
6	0296	SHED METAL	0	0	12	20	240.00	UT	12.00	12.00	100	2006	2006	3	100	2,880																		
7	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900																		
TOTAL OB/XF																		15,766																
LAND DESCRIPTION																																		
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	0102	C	SFR/MH	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000																	