

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
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	1,266	113.9000	68.34	86,518	1991	1991	0	0	0	60.00	40.00	VALUATION BY STANDARD														
Roof Structure	03	GABLE/HIP 100	1 MOBILE HME 0% - 2025										Heated Area: 1242				HX Base Yr						Tax Group: 4				Tax Dist:		34,607	
Roof Cover	03	COMP SHNGL 100	54 23 24 30 12 8 12 8 BAS UOP														BUILDING MARKET VALUE				7,000									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE				8,712									
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET				50,319									
Interior Floor	08	SHT VINYL 10															TOTAL MARKET VALUE				0									
Air Condition	03	CENTRAL 100															SOH/AGL Deduction				50,319									
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE				0									
Bedrooms		3 100															TOTAL EXEMPTION VALUE				50,319									
Bathrooms		2 100															BASE TAXABLE VALUE				50,319									
Stories	1.	1. 100															TOTAL JUST VALUE				0									
Architectural Units	01	CONV 100															NCON VALUE				0									
Condition Adj	03	03 100	INCOME VALUE				43,468																							
Kitchen Adj	01	01 100	PREVIOUS YEAR MKT VALUE						SALE:1:1: .55 STAMPS																					
Quality		05 05														BLDG:1:1: PEACHSTATE MH														
DOR CODE	0100	SINGLE FAMILY														XF0B:1:1: 1991 PEACHSTATE MH														
MAP NUM		MKT AREA														02														
NEIGHBORHOOD/LOC		16.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,242	100		1,242	33,951																									
UOP	96	25		24	656																									
TOTALS		1,338		1,266	34,607																									
EXTRA FEATURES						279 SW THAMES ST, FORT WHITE										BLD DATE				LGL DATE				04/20/2022		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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														