

CONGER DAVID C
P O BOX 70
FT WHITE, FL 32038

06-7S-16-04146-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY																												
Exterior Wall		31	VINYL SID 100							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD										
Roof Structure		03	GABLE/HIP 100							0800		02	2,598	117.90	00	70.74	183,783	2000	2000	0	0	60.00	40.00	Tax Group: 3				Tax Dist:										
Roof Cover		14	PREFIN MT 100							2 MOBILE HME		100% - 1998							Heated Area: 2356							HX Base Yr 1998							BUILDING MARKET VALUE				73,513	
Interior Wall		05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE				31,662								
Interior Floor		14	CARPET 90																							TOTAL LAND VALUE - MARKET				61,289								
Interior Floor		08	SHT VINYL 10																							TOTAL MARKET VALUE				166,464								
Air Condition		03	CENTRAL 100																							SOH/AGL Deduction				47,662								
Heating Type		04	AIR DUCTED 100																							ASSESSED VALUE				118,802								
Bedrooms			3 100																							TOTAL EXEMPTION VALUE				55,722								
Bathrooms			2 100																							BASE TAXABLE VALUE				63,080								
Stories		1.	1. 100																							TOTAL JUST VALUE				166,464								
Architectual Units		01	CONV 100																							NCON VALUE				0								
Condition Adj		03	03 100																							INCOME VALUE												
Kitchen Adjus		01	01 100																							PREVIOUS YEAR MKT VALUE				166,464								
Quality		05	05																																			
DOR CODE		0200	MOBILE HOME																																			
MAP NUM			MKT AREA										02																									
NEIGHBORHOOD/LOC		6716.00	1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,356	100		2,356	66,665																																	
FOP	310	35		108	3,056																																	
FSP	336	40		134	3,792																																	
TOTALS		3,002			2,598	73,513																																
EXTRA FEATURES		159 SW NICE CT, FORT WHITE																																				
BLD DATE																											LGL DATE		04/07/2025		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	0031	BARN,MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																							
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200																							
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																						
4	0296	SHED METAL	0 100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456																							
5	0030	BARN,MT	0 0	18	40	720.00	UT	15.00	15.00	100	2008	2008	3	100	10,800																							
6	0166	CONC,PAVMT	0 100	0	0	1,652.00	UT	3.00	3.00	100	2008	2008	3	100	4,956																							
7	0040	BARN,POLE	0 100	30	50	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,750																							
LAND DESCRIPTION		TOTAL OB/XF															31,662																					
L N	USE CODE	CLS	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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,500.00	8,075.00	8,075																					
2	0000	C	VAC RES	100		00	0.00	0.00	6.59	AC		1.00	1.00	0.85	9,500.00	8,075.00	53,214																					
REVIEW DATE	06/24/2015	BY	TW	Total Acres: 7.59		Total Land Value: 61,289		Market: 0		Agricultural: 0		Common: 61,289		PRINTED 11/07/2025 BY SYS																								