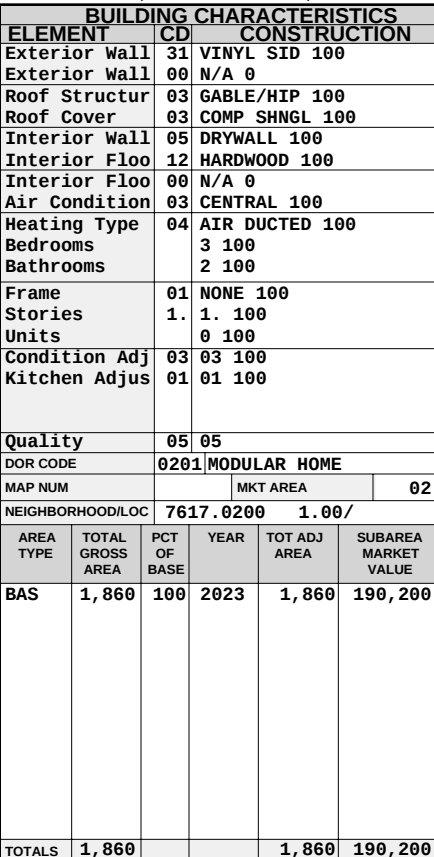


THUESON THOMAS GREGORY/THUESON CHRISTINA LEIGH
765 SW SASSAFRAS ST
FORT WHITE, FL 32038

07-6S-17-09621-214



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	02	1,860	117.0000	107.64	200,210	2022	2022	0	0	5.00	95.00

1 MODULAR 1 100% - 2023 Heated Area: 1860 HX Base Yr 2023

60
60
31
31

BAS
2023

BLD DATE	LGL DATE	04/07/2025	MLU
YE DATE	LAND DATE		

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1	3
D 0 3	VALUATION SUMMARY						
VALUATION BY							STANDARD
Tax Group: 3		Tax Dist:					
BUILDING MARKET VALUE							190,200
TOTAL MARKET OB/XF VALUE							7,000
TOTAL LAND VALUE - MARKET							95,190
TOTAL MARKET VALUE							292,390
SOH/AGL Deduction							79,304
ASSESSED VALUE							213,086
TOTAL EXEMPTION VALUE		HX HB VX					55,722
BASE TAXABLE VALUE							157,364
TOTAL JUST VALUE							292,390
NCON VALUE							0
INCOME VALUE							
PREVIOUS YEAR MKT VALUE							296,394
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
000042878		Modular Building				10/01/2021	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1436/1438		4/20/2021	WD Q	Q V	V	01	80,000
GRANTOR:MILLER JENNIFER A							
GRANTEE:THUESON THOMAS GREG							
1319/2275		7/27/2016	WD Q	Q V	V	03	90,000
GRANTOR:SUZAN D LOWERY AS TRU							
GRANTEE:JENNIFER A MILLER							
BUILDING NOTES							

[illegible][illegible]