



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,701	100	
UOP	384	25	
TOTALS	2,085		
TOTALS		1,797	115,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2021						
			Heated Area: 1701				HX Base Yr	2021			
239 SW SARATOGA CT, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/07/2025		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			115,360
TOTAL MARKET OB/XF VALUE			15,840
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			226,200
SOH/AGL Deduction			81,010
ASSESSED VALUE			145,190
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			94,468
TOTAL JUST VALUE			226,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,200
SALE:1:1: 10 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38439	MAINT/ALTR	75	08/05/2019
23703	M H	521	10/11/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1217	7/10/2020	WD	Q	I	01	171,000
GRANTOR: CANDICE GRAY						
GRANTEE: JULIAN RICHARD III						
1033/1082	12/08/2004	WD	Q	V		36,500
GRANTOR: GILLARD						
GRANTEE: CANDICE GRAY						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	100	20	24	480.00	UT	12.00	100	2006	2006	3	100	5,760	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	800	
5	0166	CONC,PAVMT	0	100	20	18	360.00	UT	3.00	100	2006	2006	3	100	1,080	
TOTALS													15,840			

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W63 S27 UOP= S8 E48 N8 W48 E63 N27\$.

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							