



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	8,480
BAS	1,728	100		1,728	101,759
FOP	48	35		17	1,001
FSP	768	40		307	18,079
TOTALS	2,688			2,196	129,319

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
6	9947	Septic	0	0	0	0		1.00	UT 3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50
2	0200	C	MBL HM	0		00	0.00	0.00	0.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,196	113.9000	107.07	235,126	1993	1993	0	0	0	45.00	55.00
1 MANUF 1 100% - 2000 Heated Area: 1872 HX Base Yr 2000												
385 SW LONGHORN TER, FORT WHITE												

TOTAL OB/XF 12,000												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1998	1998
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	1998	1998
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2008	2008
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100		
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017
6	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100		

TOTAL OB/XF 12,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	UT		1.00

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 2												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										149,457		
TOTAL MARKET OB/XF VALUE										12,000		
TOTAL LAND VALUE - MARKET										37,500		
TOTAL MARKET VALUE										198,957		
SOH/AGL Deduction										108,516		
ASSESSED VALUE										90,441		
TOTAL EXEMPTION VALUE					HX HB					37,664		
BASE TAXABLE VALUE										52,777		
TOTAL JUST VALUE										198,957		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										198,957		
SALE:1:2: SALE												
SALE:1:1: SALE INCL 1993 DW-MH, ANOTHER MH ADDED A												
XFOB:2:1: SHOR MH												
PRMT:2:1: 28X68												
PERMIT NUM		DESCRIPTION				AMT			ISSUED			
000051246		Electrical Servic				0			10/24/2024			
14773		M H				125			12/14/1998			
6889		M H				60			02/25/1993			
4648		SFR				50,000			02/18/1991			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0860/2444		6/22/1998		WD	Q	I	03	65,000				
GRANTOR:ALAN L & MAUREEN A WA												
GRANTEE:MICHAEL T & MELISSA												
0613/0495		1/01/1987		WD	Q	V		4,950				
GRANTOR:												
GRANTEE:												
BUILDING NOTES												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W37 BAS= N12 W12 S12 E12\$ W12 FOP= N6 W8 S6 E8\$ W15 S27 FSP= S12 E64 N12 W64\$ E64 N27\$.												

GRIFFIN MICHAEL T/GRIFFIN MELISSA J
P O BOX 256
FT WHITE, FL 32038-0256

18-7S-16-04236-161

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2				3
ELEMENT		CD		CONSTRUCTION										VALUATION SUMMARY																				
Exterior Wall		26		ALM SIDING 100										VALUATION BY										STANDARD										
Roof Structur		03		GABLE/HIP 100										Tax Group: 3										Tax Dist:										
Roof Cover		03		COMP SHNGL 100										BUILDING MARKET VALUE										149,457										
Interior Wall		05		DRYWALL 100										TOTAL MARKET OB/XF VALUE										12,000										
Interior Floo		14		CARPET 90										TOTAL LAND VALUE - MARKET										37,500										
Interior Floo		08		SHT VINYL 10										TOTAL MARKET VALUE										198,957										
Air Condition		02		WINDOW 100										SOH/AGL Deduction										108,516										
Heating Type		02		CONVECTION 100										ASSESSED VALUE										90,441										
Bedrooms				2 100										TOTAL EXEMPTION VALUE										HX HB 37,664										
Bathrooms				2 100										BASE TAXABLE VALUE										52,777										
Stories		1.		1. 100										TOTAL JUST VALUE										198,957										
Architectual		01		CONV 100										NCON VALUE										0										
Units				0 100										INCOME VALUE																				
Condition Adj		03		03 100										PREVIOUS YEAR MKT VALUE										198,957										
Kitchen Adjus		01		01 100																														
Quality		03		03																														
DOR CODE		0202		MOBILE HOME/M HOME																														
MAP NUM				MKT AREA										02																				
NEIGHBORHOOD/LOC		18716.010		1.00/																														
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS		864		100				864		20,138																								
TOTALS		864						864		20,138																								
EXTRA FEATURES		385 SW LONGHORN TER, FORT WHITE										BLD DATE				LGL DATE		05/26/2022		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				