

BOBCAT VALLEY PROPERTIES, LLC
240 SW POSSUM GLN
FORT WHITE, FL 32038

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2025

[illegible]

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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	800	114.9000	68.94	55,152	2001	2001		0		0	60.00	40.00	VALUATION BY				STANDARD										
Roof Structur	03	GABLE/HIP 100				2 MOBILE HME - 0% - 0										Heated Area: 728				HX Base Yr														
Roof Cover	12	MODULAR MT 100				16 12 12 16 24 28 14 20 32 8 12 12 8 UOP BAS UOP																												
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		2 100																																
Bathrooms		2 100																																
Stories	1.	1. 100																																
Architectual Units	01	CONV 100																																
		0 100																																
Quality		05	05																															
DOR CODE		0202	MOBILE HOME/M HOME																															
MAP NUM			MKT AREA																02															
NEIGHBORHOOD/LOC		19717.010	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	728	100		728	20,075																													
UOP	96	25		24	662																													
UOP	192	25		48	1,324																													
TOTALS		1,016		800	22,061																													
EXTRA FEATURES					232 SW POSSUM GLN, FORT WHITE										BLD DATE					LGL DATE					05/15/2024					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																		
11	0118	RET WALLS	0	0	0	0	1.00	UT	0.00		0.00	100	2017	2017	3	100	600																	
																		SALES DATA																
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE																									
1539/591		4/29/2025		WD	Q		I	05	225,000																									
GRANTOR: POSSUM GLEN ENTERPRIS																																		
GRANTEE: GONZALEZ DANIEL																																		
1213/0961		4/19/2011		WD	Q		I	01	49,000																									
GRANTOR: CHRYSTAL L BERG																																		
GRANTEE: POSSUM GLEN ENTERPR																																		
BUILDING NOTES																																		
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