LOT 40 DAVIS S/D. LEE ALLEN R

ORB 342-349, WD 864-2480, WD 868 ,

2025

20-2S-16-01657-040

BUILDING CHARACTERISTICS

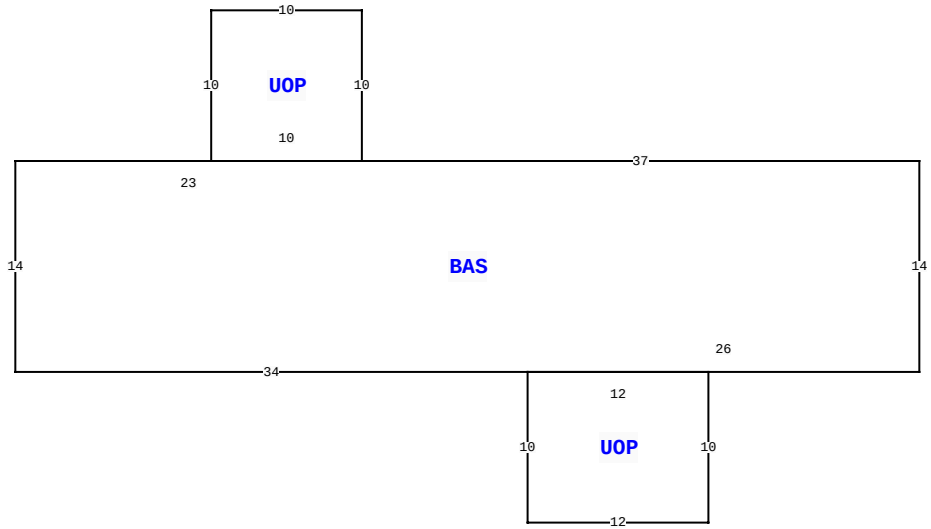
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	5,557
UOP	100	25		25	165
UOP	120	25		30	198
TOTALS	1,060			895	5,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	895	55.1400	33.08	29,607	1984	1984	0	0	20	60.00	20.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



438 NW CAESAR CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	5,921
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	8,364
TOTAL MARKET VALUE	21,285
SOH/AGL Deduction	0
ASSESSED VALUE	21,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,285
TOTAL JUST VALUE	21,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043419	Electrical Servic	0	12/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/0018	10/22/2009	WD	U	I	11	100
GRANTOR: SHIRLEY HITSON						
GRANTEE: ALLEN R LEE						
0868/0014	7/07/1998	WD	Q	V	03	12,000
GRANTOR: L DICKS						
GRANTEE: S HITSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N10 W10 S10 E10$ W23 S14 E34 UOP= S10 E12 N10 W12$ E26 N14$.

EXTRA FEATURES

LN	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		00	0.00	0.00	1.23	AC		1.00	1.00	0.80	8,500.00	6,800.00	8,364							

REVIEW DATE 11/16/2022 BY KS Total Acres: 1.23 Total Land Value: 8,364 Market: 0 Agricultural: 0 Common: 8,364 PRINTED 08/19/2025 BY SYS