LOT 2 COLUMBIA CITY HOMESITES UN
859-317, AD 1047-2694, WD 1063-1

ABRAMSON MARYANN
10824 SW SR 47
FORT WHITE, FL 32038

2026

22-5S-16-03693-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

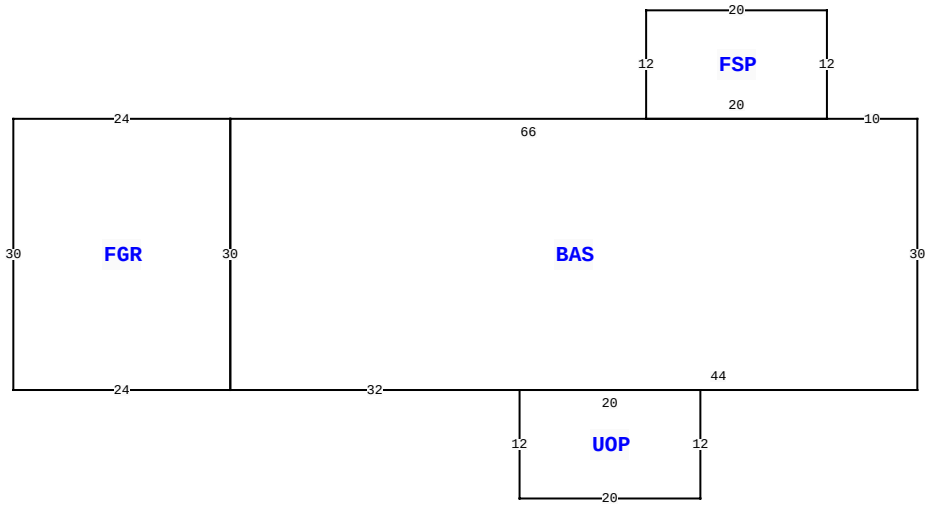
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
FGR	720	55		396	23,320
FSP	240	40		96	5,653
UOP	240	25		60	3,533
TOTALS	3,480			2,832	166,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,832	113.9000	107.07	303,222	2006	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2280 HX Base Yr 2006



10824 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,772
TOTAL MARKET OB/XF VALUE		2,906
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		179,178
SOH/AGL Deduction		77,592
ASSESSED VALUE		101,586
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		45,864
TOTAL JUST VALUE		179,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043845	Remodel	11,441	03/07/2022
000043335	Remodel	11,801	12/08/2021
23745	GARAGE	155	10/20/2005
23343	M H	0	06/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1420	9/12/2024	LE	U	I	14	100
GRANTOR: ABRAMSON MARYANN						
GRANTEE: ABRAMSON MARYANN (E						
1379/1030	1/24/2019	WD	U	I	11	0
GRANTOR: JACK B ABRAMSON						
GRANTEE: JACK B & MARYANN AB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W20 S12 E20$ W66 FGR= W24 S30 E24 N30$ S30 E32 UOP= S12 E20 N12 W20$ E44 N30$.

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	0166	CONC,PAVMT	0	100	0	0	910.00	UT	2.50	2.50	75	2006	2006	3	75	1,706	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,906

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 10/30/2019 BY BC Total Acres: 0.50 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/21/2025 BY SYS