SE1/4 OF SE1/4 OF NE1/4.
POA 1011-2786, WD 1011-2787,
FS 1423-1419, WD 1423-1918,

MANUFACTURING INDUSTRIES INC
P O BOX 612
ALDERSON, WV 24910

2026

22-7S-16-04282-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

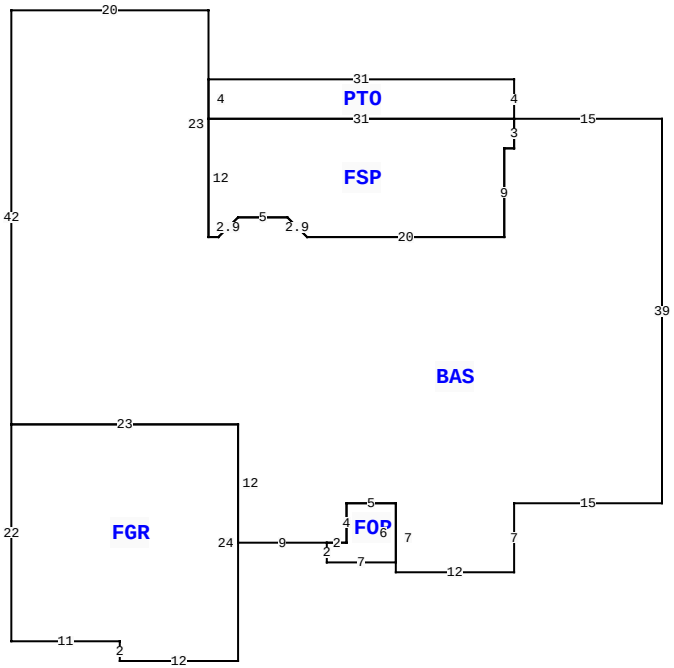
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100		2,389	279,209
FGR	530	55		292	34,126
FOP	34	30		10	1,168
FSP	349	40		140	16,362
PTO	124	5		6	702
TOTALS	3,426			2,837	331,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,837	132.0927	147.94	419,706	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2021 Heated Area: 2389 HX Base Yr



417 SW DART DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	331,568
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	430,218
SOH/AGL Deduction	0
ASSESSED VALUE	430,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,218
TOTAL JUST VALUE	430,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051255	Roof Replacement	20,300	10/25/2024
21756	SFR	661	04/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1918	11/06/2020	WD	Q	I	01	335,400
GRANTOR: VONDA K ROBB						
GRANTEE: MANUFACTURING INDUS						
1423/1419	6/15/2020	FS	U	I	11	100
GRANTOR: MARK DANIEL CONLON						
GRANTEE: VONDA KAYE ROBB FKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N4 W31 S4 E31$ FSP= W31 S12 E1 R2 U2 E5 D2 R2 E20 N9 E1 N3$ S3 W1 S9 W20 L2 U2 W5 D2 L2 W1 N23 W20 S42 FGR= S22 E11 S2 E12 N24 W23$ E23 S12 E9 FOP= S2 E7 N6 W5 S4 W2$ E2 N4 E5 S7 E12 N7 E15 N39$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	825.00	UT	2.00	2.00	100	2004	2004	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 12/26/2024 BY JS Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/07/2025 BY SYS