NW1/4 OF SE1/4 OF NW1/4, EX 7.50
774-467.

GREEN JOSHUA ALLEN
2841 SW 13TH ST, B205
GAINESVILLE, FL 32608

2026

22-7S-16-04285-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

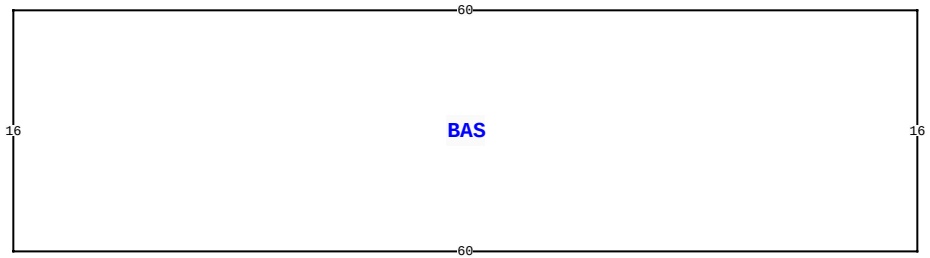
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	4,140
TOTALS	960			960	4,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	960	35.9400	21.56	20,698	1994	1994	0	0	50	60.00	20.00

1 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr



477 SW GRANDPA WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	4,140
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	38,840
SOH/AGL Deduction	0
ASSESSED VALUE	38,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,840
TOTAL JUST VALUE	38,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050147	Electrical Servic	0	06/18/2024
9913	M H	125	06/29/1995
7804	M H	50	11/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1916	1/30/2024	WD	Q	I	01	40,000
GRANTOR: SHORT LAWRENCE						
GRANTEE: GREEN JOSHUA ALLEN						
1268/1382	1/21/2014	WD	U	I	11	100
GRANTOR: LAWRENCE SHORT & STEP						
GRANTEE: LAWRENCE SHORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1996	1996	3	50	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		A-1	0.00	0.00	2.50	AC		1.00	0.70	0.70	14,000.00	9,800.00	24,500							

REVIEW DATE 03/05/2024 BY TP Total Acres: 2.50 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/10/2025 BY SYS