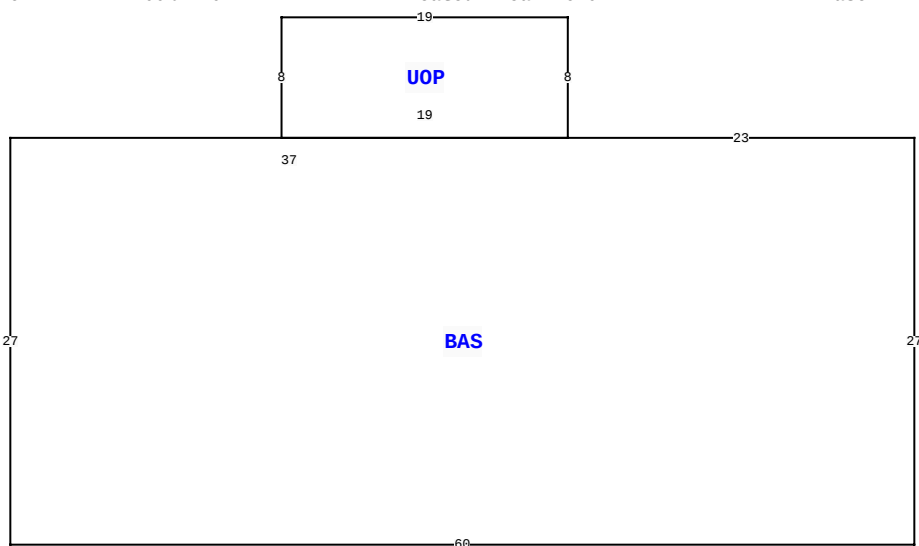


WILDMON JOHN C/WILDMON DORIS
1172 SW BEAVER STREET
FORT WHITE, FL 32038

2026



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	1,658	115.9000	69.54	115,297	1995	1994	0	0	60.00	40.00	VALUATION BY STANDARD											
Roof Structure	03	GABLE/HIP 100				2 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr													Tax Group: 3 Tax Dist:										
Roof Cover	12	MODULAR MT 100																	BUILDING MARKET VALUE 46,119										
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 14,980										
Interior Floor	14	CARPET 90																	TOTAL LAND VALUE - MARKET 50,000										
Interior Floor	08	SHT VINYL 10																	TOTAL MARKET VALUE 111,099										
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction 40,146										
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE 70,953										
Bedrooms		3 100				TOTAL EXEMPTION VALUE HX HB 34,276																							
Bathrooms		2 100				BASE TAXABLE VALUE 36,677																							
Stories	1.	1. 100				TOTAL JUST VALUE 111,099																							
Architectual Units	01	CONV 100				NCON VALUE 0																							
Condition Adj	03	03 100				INCOME VALUE																							
Kitchen Adjus	01	01 100				PREVIOUS YEAR MKT VALUE 111,099																							
Quality		05 05				BLDG:2:1: HOM MH																							
DOR CODE		0200 MOBILE HOME				BLDG:1:1: NEWM MH																							
MAP NUM						MKT AREA		02						XFOB:1:1: NEWMAN M H															
NEIGHBORHOOD/LOC		25616.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,620	100		1,620	45,062																								
UOP	152	25		38	1,057																								
TOTALS 1,772					1,658 46,119					BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE 05/13/2024 MLU														
EXTRA FEATURES					1172 SW BEAVER ST, FORT WHITE																								
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													
1	0255	MBL HOME S	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500														
2	0060	CARPORT F	0 100	18	20	1.00	UT	1,260.00	1,260.00	100	2021	2021		100	1,260														
3	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000														
4	0294	SHED WOOD/	0 100	8	20	1.00	UT	1,600.00	1,600.00	100	2021	2021		100	1,600														
5	9945	We'll/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
6	0296	SHED METAL	0 100	10	18	1.00	UT	1,620.00	1,620.00	100	2021	2021		100	1,620														