

SPEARS GWEN
488 SW NORMANDY DR
FORT WHITE, FL 32038

26-7S-16-04323-005

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
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		1,541		115.9000		69.54		107,161		1983		1983		0		0		0		60.00		40.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		MOBILE HME		0%		0				Heated Area: 1456						HX Base Yr								Tax Group: 3					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					42,864						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					18,760						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					25,000						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					86,624						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					7,931						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					78,693						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																										BASE TAXABLE VALUE					78,693						
Stories		1.		1. 100																										TOTAL JUST VALUE					86,624						
Architectual Units		01		CONV 100																										NCON VALUE					0						
Condition Adj		03		03 100																										INCOME VALUE											
Kitchen Adjus		01		01 100																										PREVIOUS YEAR MKT VALUE					86,624						
Quality		05		05																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		26716.010		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,456		100				1,456		40,500																															
UOP		340		25				85		2,364																															
TOTALS		1,796						1,541		42,864																															
EXTRA FEATURES																																									
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		0190		FPLC PF		0 0		0 0		1.00		UT		1,200.00		1,200.00		100		1983		1983		3		100		1,200													
2		0030		BARN,MT		0 0		24 44		1,056.00		UT		10.00		10.00		100		2003		2003		3		100		10,560													
3		9945		Well/Sept		0 0		0 0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000													