

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	0200MOBILE HOME	

MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	32516.030	1.00/
------------------	-----------	-------

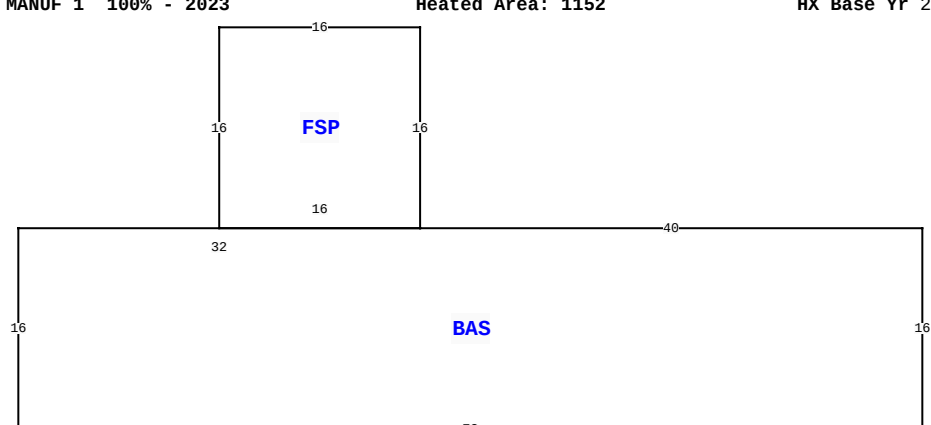
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	70,222
FSP	256	40		102	6,218
TOTALS	1,408			1,254	76,440

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

REVIEW DATE	02/12/2020	BY	BC
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,254	117.9000	110.83	138,981	2000	2000		0	0	45.00	55.00	
1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023													
													
246 SW FEDERAL CT, FORT WHITE													

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

TOTAL OB/XF																	
12,600																	

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										76,440	
TOTAL MARKET OB/XF VALUE										12,600	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										144,040	
SOH/AGL Deduction										54,495	
ASSESSED VALUE										89,545	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										38,823	
TOTAL JUST VALUE										144,040	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										144,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21734	M H	357	04/14/2004
21735	M H	357	04/14/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1454/1853	12/02/2021	WD	Q	I	01	137,000	
GRANTOR: JONES WILLIAM A							
GRANTEE: EVERS GLENN CLARKE							
1089/0277	5/01/2006	WD	Q	V	01	28,500	
GRANTOR: SUBRANDY LIMITED PART							
GRANTEE: BARBARA BIRCHFIELD							

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS= W40 FSP= N16 W16 S16 E16\$ W32 S16 E72 N16\$.																	