

JOHNSON NOEL A
631 SW BANGOR WAY
FORT WHITE, FL 32038

32-6S-17-09827-025

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		0201	02	1,434	113.9000	107.07	153,538	2000	1999	0	0	0	45.00	55.00	STANDARD																					
Roof Structur		03	GABLE/HIP 100		1 MANUF 1 100% - 2015										Heated Area: 1144										HX Base Yr 2015														
Roof Cover		03	COMP SHNGL 100		44 4 4 44 8 26 44 26																																		
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		0200	MOBILE HOME																																				
MAP NUM			MKT AREA												02																								
NEIGHBORHOOD/LOC		32617.010	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,144	100		1,144	67,368																																		
UEP	352	70		246	14,486																																		
UOP	176	25		44	2,591																																		
TOTALS		1,672		1,434	84,446	631 SW BANGOR WAY, FORT WHITE										BLD DATE				LGL DATE		04/07/2025		MLU															
EXTRA FEATURES												XF DATE				LAND DATE																							
												INC DATE				AG DATE																							
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	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200																								
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
LAND DESCRIPTION										TOTAL OB/XF										8,200																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000																						
REVIEW DATE		10/31/2017		BY	DF	Total Acres: 1.00		Total Land Value: 14,000		Market: 0		Agricultural: 0		Common: 14,000		PRINTED 10/10/2025 BY SYS																							