LOT 19 SOUTH WIND ADDITION.

824-874, 942-1359, QC 1104-1059,

GREENSPRING CAPITAL MANAGEMENT LLC
11350 MCCORMICK ROAD, EXECUTIVE PLAZA II SUITE 903
HUNT VALLEY, MD 21031

2026

33-5S-16-03751-319

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
FSP	144	40		58	3,416
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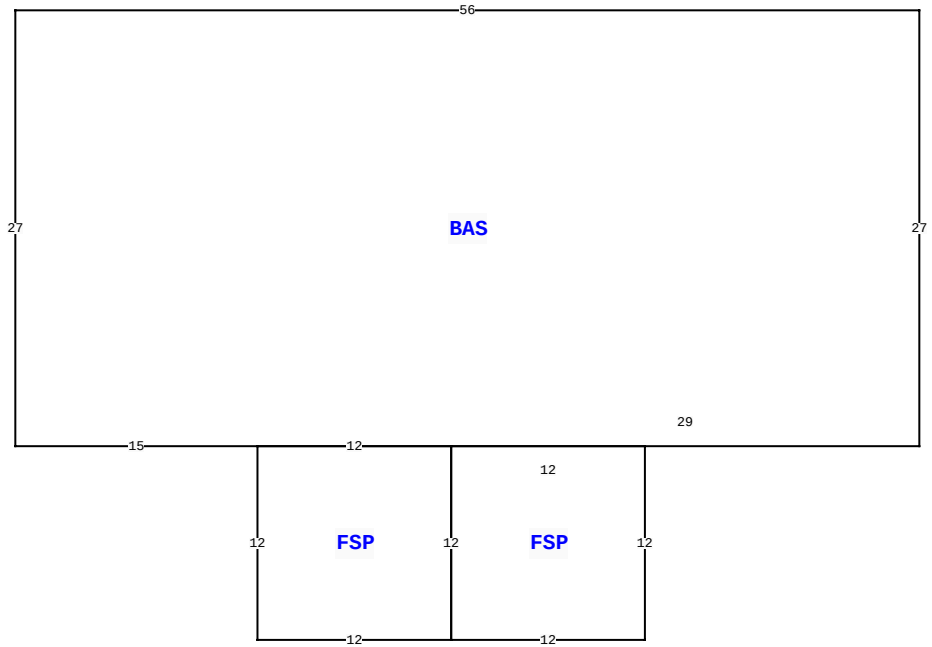
TOTALS	1,800			1,628	95,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,628	113.9000	107.07	174,310	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1512 HX Base Yr



761 SW SUNVIEW ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,870
TOTAL MARKET OB/XF VALUE	9,980
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	160,850
SOH/AGL Deduction	25,307
ASSESSED VALUE	135,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,543
TOTAL JUST VALUE	160,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16009	M H	125	09/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/1562	4/30/2025	CT	U	I	18	30,500
GRANTOR: GILL FRANK						
GRANTEE: GREENSPRING CAPITAL						
1104/1059	11/06/2006	QC	Q	I	06	100
GRANTOR: FRANK GILL & JENNIFER						
GRANTEE: FRANK GILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E15 FSP= S12 E12 N12 W12$ E12 FSP= S12 E12 N12 W12$ E29 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	3.00	70	2001	2001	3	70	840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	60	2001	2001	3	60	540	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,980

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/30/2025 BY TP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS