



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202 MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35516.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2024	1,920	215,123
TOTALS	1,920			1,920	215,123

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0296	SHED METAL	0	100	0	0		1.00	UT 3,500.00
3	0251	LEAN TO W/	0	100	0	0		1.00	UT 600.00
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00
2	0200	C	MBL HM	100					1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	114.5000	117.94	226,445	2022	2022	0	0	0	5.00	95.00
1 MANUF 3		100% - 2024				Heated Area: 1920				HX Base Yr 2024		
30 64 30 64 BAS 2024												

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1296 SW BARON GLN, FORT WHITE			04/07/2025 MLU		

TOTAL OB/XF									
12,300									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					215,123				
TOTAL MARKET OB/XF VALUE					12,300				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					337,423				
SOH/AGL Deduction					0				
ASSESSED VALUE					337,423				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					286,701				
TOTAL JUST VALUE					337,423				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					341,952				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050269	Mobile Home		07/02/2024
000045027	Mobile Home		07/22/2022
000044880	Electrical Servic	0	07/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2178	6/02/2022	WD	Q	V	01	50,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: WALSTROM KEVIN J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=19,6] E64 S30 W64 N30 \$									