

2026

36-5S-15-00485-078

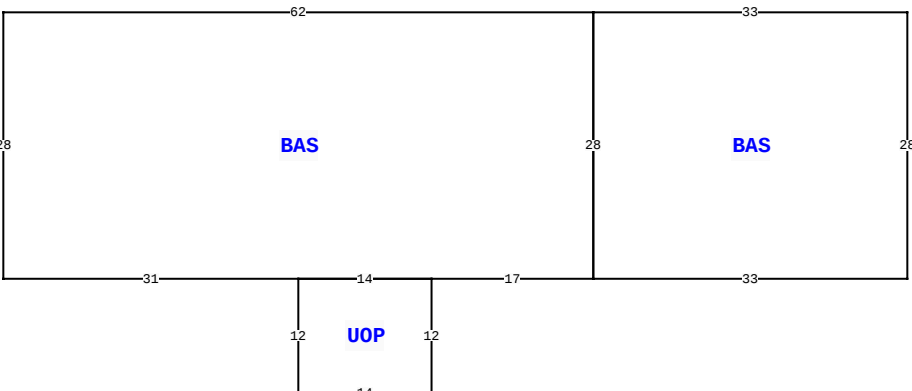


BUILDING CHARACTERISTICS									
Exterior Wall	31	VINYL SID 100							
Roof Structure	03	GABLE/HIP 100							
Roof Cover	14	PREFIN MT 100							
Interior Wall	05	DRYWALL 100							
Interior Floor	14	CARPET 90							
Interior Floor	08	SHT VINYL 10							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		4 100							
Bathrooms		2 100							
Stories	1.	1. 100							
Architectual Units	01	CONV 100							
Condition Adj	02	02 100							
Kitchen Adjus	01	01 100							
Quality	05	05							
DOR CODE	0200	MOBILE HOME							
MAP NUM		MKT AREA						02	
NEIGHBORHOOD/LOC	36515.010		1.00/						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE				
BAS	924	100		924	23,532				
BAS	1,736	100		1,736	44,212				
UOP	168	25		42	1,070				
TOTALS	2,828			2,702	68,814				

EXTRA FEATURES										2150 SW SPRUCE RD, FORT WHITE									
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	0294	SHED WOOD/	0	50	5	8	40.00	UT	2.00	2.00	100	2001	2001	3	100	80			
2	0255	MBL HOME S	0	50	0	0	1,224.00	UT	1.00	1.00	100	2001	2001	3	100	1,224			
3	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200			
4	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
5	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600			
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000			
7	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000			
8	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200			
9	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200			
10	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500			

LAND DESCRIPTION										TOTAL OB/XF										15,004									
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	50		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500												
2	0000	C	VAC RES	50		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500												

REVIEW DATE	07/27/2016	BY	DF	Total Acres:	5.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000	PRINTED 10/31/2025 BY SYS									
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,702	106.1100	63.67	172,036	1980	1980	0	0	0	60.00	40.00
2 MOBILE HME 50% - 2021												
Heated Area: 2660												
HX Base Yr 2021												
												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 3	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										68,814	
TOTAL LAND VALUE - MARKET										15,004	
TOTAL MARKET VALUE										55,000	
SOH/AGL Deduction										138,818	
ASSESSED VALUE										34,934	
TOTAL EXEMPTION VALUE										103,884	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										78,884	
NCON VALUE										138,818	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										138,818	