

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR 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	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	
NEIGHBORHOOD/LOC	36515.010 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,728
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,728
SUBAREA MARKET VALUE	39,953
TOTALS	1,728 1,728 39,953

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	- 100%	- 0								
				Heated Area: 1728			HX Base Yr				

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				39,953		
TOTAL LAND VALUE - MARKET				8,050		
TOTAL MARKET VALUE				55,000		
SOH/AGL Deduction				103,003		
ASSESSED VALUE				43,695		
TOTAL EXEMPTION VALUE				59,308		
BASE TAXABLE VALUE				34,308		
TOTAL JUST VALUE				25,000		
NCON VALUE				103,003		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				96,600		
LAND:1:1: 5.00 AC.						
XFOB:1:1: VOGUE M H						
SALE:1:1: LOT 32 FERNWOOD ESTATES						
PERMIT NUM				DESCRIPTION	AMT	ISSUED
8654				M H	125	07/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0734/0147	10/15/1990	WD	Q	I		30,000
GRANTOR: WILLIAM TAYLOR						
GRANTEE: JOHNNIE NORRIS						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	39,953
TOTALS	1,728			1,728	39,953

686 SW CURTAIN LN, FORT WHITE

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

BUILDING NOTES	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
TOTAL OB/XF 8,050																	

BUILDING DIMENSIONS	
BAS= W64 S27 E64 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							