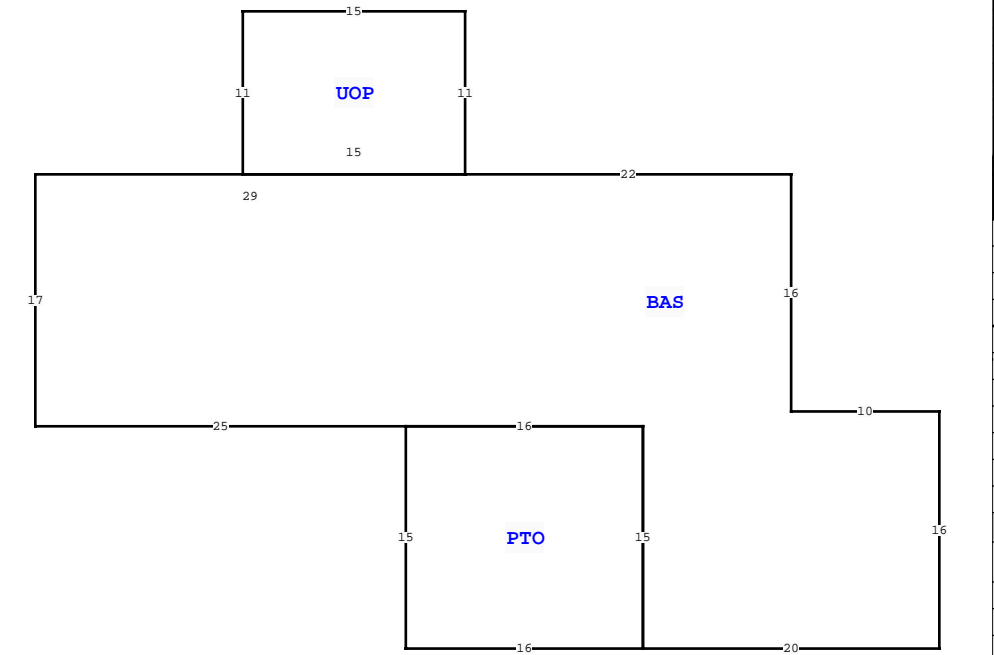


ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2020		Heated Area: 1177					HX Base Yr 2020			



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	100000.02	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,177	100		1,177	75,511
PTO	240	5		12	770
UOP	165	20		33	2,117
TOTALS	1,582			1,222	78,397

508 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES														TOTAL OB/XF		3,704	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2006	2006	3	100	2,304	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION														TOTAL OB/XF										3,704	
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	0132	C	SFR RIVER	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				78,397	
TOTAL MARKET OB/XF VALUE				3,704	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				157,101	
SOH/AGL Deduction				97,751	
ASSESSED VALUE				59,350	
TOTAL EXEMPTION VALUE				HX HB 34,350	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				157,101	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				157,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047860	Remodel	33,991	08/10/2023
40018	ELECTRICAL	0	06/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1993	1/23/2014	TR U	I	I	30	0
GRANTOR: JUNE N EPPERSON (INDI)						
GRANTEE: ELIZABETH E BLACK (
0970/2573	12/10/2002	WD Q	I	I	03	100
GRANTOR: JUNE N EPPERSON						
GRANTEE: JUNE N EPPERSON LIV						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 UOP= N11 W15 S11 E15\$ W29 S17 E25 PTO= S15 E16 N15 W16\$ E16 S15 E20 N16 W10 N16\$.	