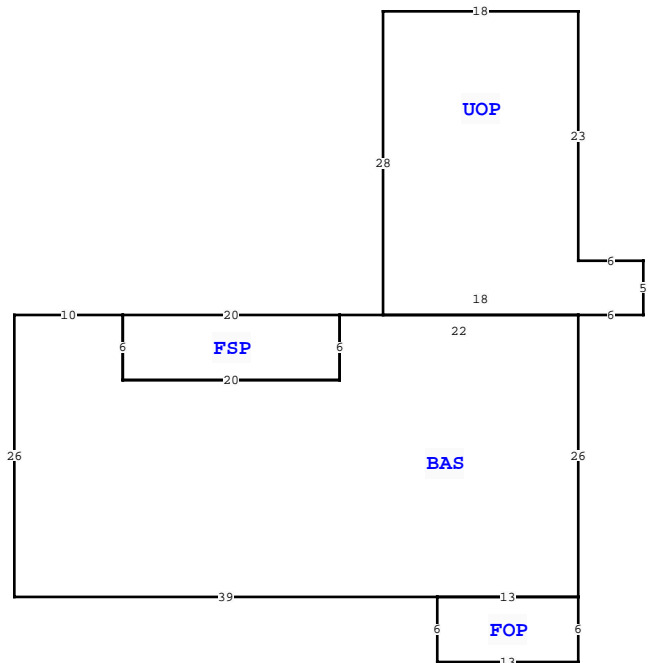


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	05 AVERAGE 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Stories	1. 1. 100
Architectural	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	100000.02 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,232
FOP	78
FSP	120
UOP	534
TOTALS	1,964

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0808	02	1,441	116.0000	92.80	133,725	1970	2008	0	0	0	42.00	58.00	
1 MH PILING 100% - 2023													
Heated Area: 1232													
HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	77,560		
TOTAL MARKET OB/XF VALUE	10,464		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	163,024		
SOH/AGL Deduction	28,934		
ASSESSED VALUE	134,090		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	82,679		
TOTAL JUST VALUE	163,024		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	167,117		
XFOB:1:1: BELMOUNT M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/582	1/29/2021	WD	U	I	35	239,000
GRANTOR: MANATEE HIDEAWAY LLC						
GRANTEE: THE RUSSELL FAMILY						
1382/2571	4/08/2019	WD	U	I	30	100
GRANTOR: DAVID & JOY KEEN						
GRANTEE: MANATEE HIDEAWAY LL						

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	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
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	12	22	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
7	0084	DOCK-RIVER	0	100	8	10	80.00	UT	14.50	14.50	100	2015	2015	3	40	464	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF													
10,464													
598 SW MANATEE TER, FORT WHITE													
BLD DATE		LGL DATE		LAND DATE		AG DATE		05/13/2025		MLU			
XF DATE													
INC DATE													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 FSP= S6 W20 N6 E20\$ S6 W20 N6 W10 S26 E39 FOP= S6E13N6 W13\$ E13 N26\$ UOP= E6N5 W6 N23 W18 S28 E18\$.													

LAND DESCRIPTION																								
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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							