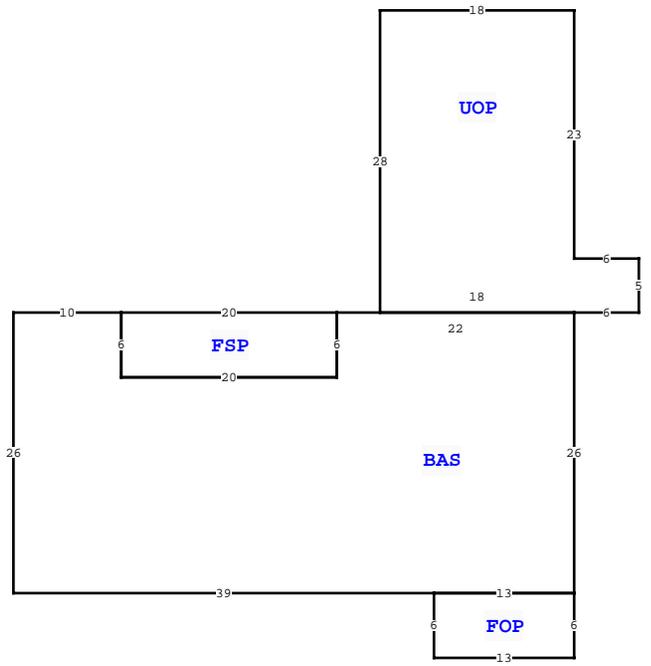


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	05	AVERAGE 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	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
BAS	1,232	100	
FOP	78	35	
FSP	120	40	
UOP	534	25	
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	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	HX HB		51,411
BASE TAXABLE VALUE			82,679
TOTAL JUST VALUE			163,024
NCON VALUE			0
INCOME VALUE			
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
1	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1993
2	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	1993
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0070	CARPORT UF	0	100	12	22	1.00	UT	0.00	0.00	100	1993
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006
7	0084	DOCK-RIVER	0	100	8	10	80.00	UT	14.50	14.50	100	2015
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
598 SW MANATEE TER, FORT WHITE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/13/2025 MLU												

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
1	0102	C	SFR/MH	100		A-1	0.00	0.00	100.00	FF		1.00