

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	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		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		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	600	25	
TOTALS	2,220		1,770 69,610

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 MH PILING	0%	2026										Heated Area: 1620 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			69,610
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			152,310
SOH/AGL Deduction			0
ASSESSED VALUE			152,310
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,310
TOTAL JUST VALUE			152,310
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053459	Electrical Servic		06/25/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/293	2/20/2025	WD	Q	I	01	250,000
GRANTOR: PRAVDEN GARY A						
GRANTEE: CORONADO LORI						
0399/0561	3/01/1978	03	Q	V		12,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		786 SW MANATEE TER, 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	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E60 N27\$ UOP= N10 W60 S10 E60\$.

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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							