

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			
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	1,620	100		1,620	114,975
UOP	600	25		150	10,646
TOTALS	2,220			1,770	125,621

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF 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			125,621
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			208,321
SOH/AGL Deduction			0
ASSESSED VALUE			208,321
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,321
TOTAL JUST VALUE			208,321
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							