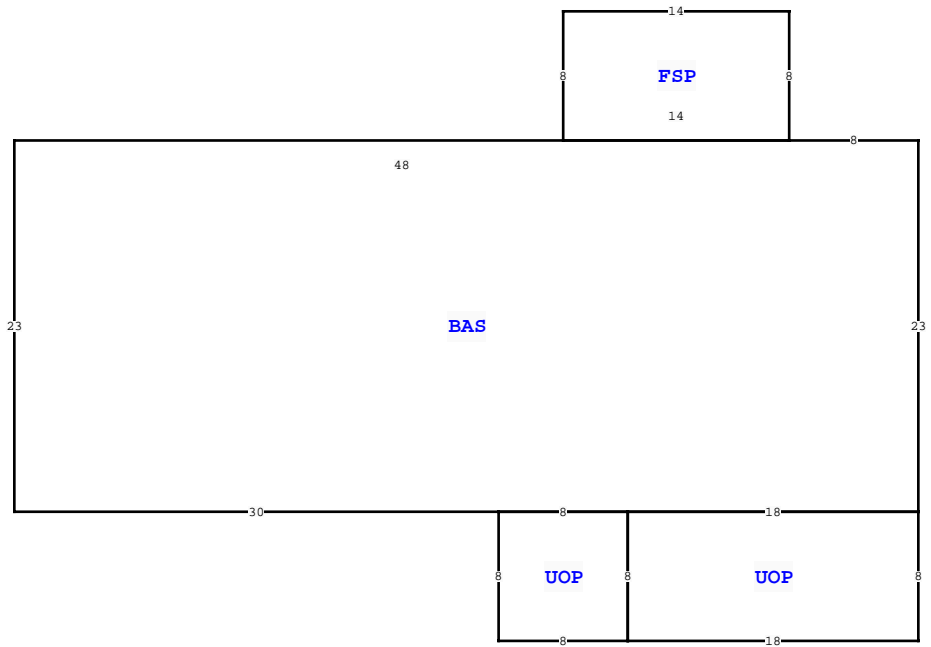


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	100000.04 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	27,136
FSP	112	40		45	948
UOP	64	25		16	337
UOP	144	25		36	758
TOTALS	1,608			1,385	29,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2019		72,948	1979	1979	0	0	60.00	40.00
Heated Area: 1288 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,179
TOTAL MARKET OB/XF VALUE			8,980
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			56,159
SOH/AGL Deduction			30,015
ASSESSED VALUE			26,144
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			1,144
TOTAL JUST VALUE			56,159
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,774
SALE:1:1: TAX BILL WAS ALREADY C/O TUTHILL			
LAND:1:1: LOT 27 UNIT 4 THREE RIVERS ESTATES.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0282	3/24/2018	WD	U	I	11	100
GRANTOR: JACK & VIVIAN TUTHILL						
GRANTEE: JERRY & TERESA BURN						
0814/0053	11/01/1995	WD	U	I	09	5,400
GRANTOR: THREE RIVERS ESTATES						
GRANTEE: JACK & VIVIAN TUTHI						

EXTRA FEATURES		254 SW NEVADA LN, 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	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	12	10	120.00	UT	4.00	100	1993	1993	3	100	480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2024	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W8 FSP= N8 W14 S8 E14\$ W48 S23 E30 UOP= S8 E8 N8 W8\$ E8 UOP= S8 E18 N8 W18\$ E18 N23\$.			

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	0200	C	MBL HM	100		A-1	150.00	381.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							