

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LAM/VNLPLK	20
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	100000.04 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,434	100	
FOP	78	35	
TOTALS	1,512		
			1,461
			86,261

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	2025			Heated Area: 1434				HX Base Yr		

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				86,261		
TOTAL MARKET OB/XF VALUE				10,344		
TOTAL LAND VALUE - MARKET				24,000		
TOTAL MARKET VALUE				120,605		
SOH/AGL Deduction				0		
ASSESSED VALUE				120,605		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				120,605		
TOTAL JUST VALUE				120,605		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				114,605		
SALE:1:1: LOT 40 UNIT 4 THREE RIVERS-ALREADY IN NA						
LAND:1:1: W,S,E 8/9/90 DB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
24219	M H	275	03/09/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2505	8/27/2024	TR	U	I	11	100
GRANTOR: HARDEN JOHN TYLER						
GRANTEE: 548 SW HAWAII TER L						
1402/0163	12/20/2019	WD	Q	I	01	114,000
GRANTOR: MICHAEL & PATRICIA MA						
GRANTEE: JOHN TYLER HARDEN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W27 S56 E14 FOP= E13 N6 W13 S6\$ N6 E13 N50\$.						

EXTRA FEATURES														548 SW HAWAII 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	12	16	192.00	UT	7.00	7.00	100	2006	2006	3	100	1,344	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
TOTAL OB/XF																10,344	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							