

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		2	100
Bathrooms		1	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	100000.09	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
UOP	36	25	
UST	36	45	
TOTALS	912		865

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: 840	
												HX Base Yr	
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
1239 SW RIVERSIDE AVE, FORT WHITE													
04/14/2026 MLU													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	51,386		
TOTAL MARKET OB/XF VALUE	8,000		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	119,386		
SOH/AGL Deduction	4,561		
ASSESSED VALUE	114,825		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	114,825		
TOTAL JUST VALUE	119,386		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	104,386		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1931	1/19/2024	WD Q	Q	I	01	150,000
GRANTOR: SMITH SONDR L REVOCA						
GRANTEE: COBB MOLLY S REVOCA						
1348/1921	11/08/2017	WD U	U	I	11	100
GRANTOR: SONDR L SMITH						
GRANTEE: THE SONDR L SMITH						

EXTRA FEATURES																
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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
														TOTAL OB/XF	8,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W6 UOP= N6 W6 S6 E6 \$ W6UST= N6 W6 S6 E6\$ W23 S24 E35 N24\$.													

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	171.00	0.00	2.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	60,000							