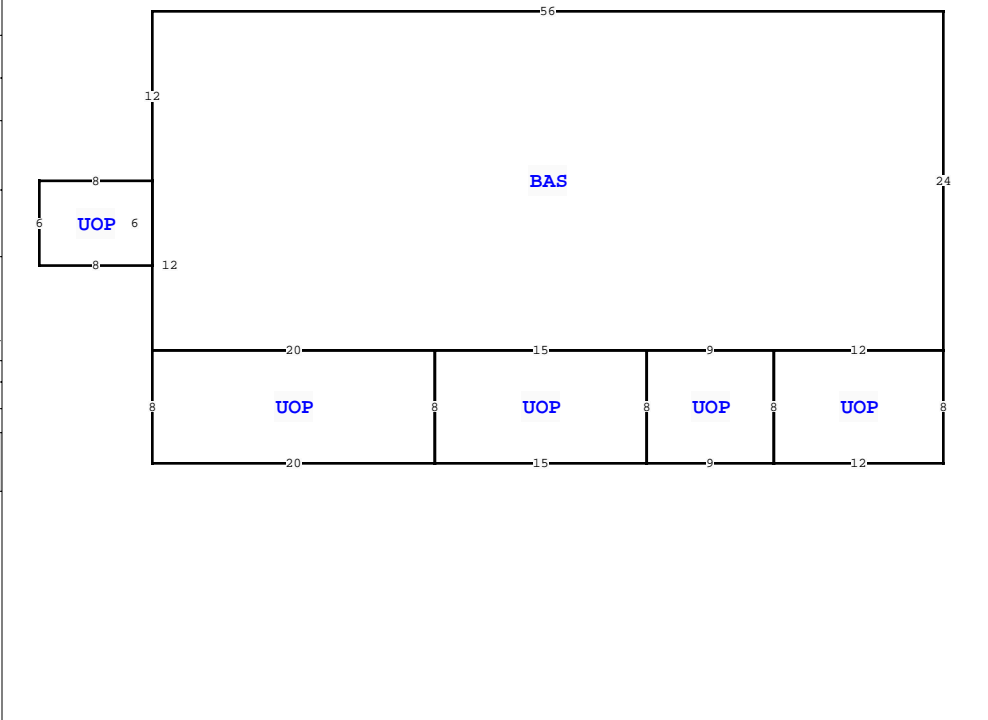


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	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	100000.10 1.00/

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		66.54	97,681	1990	1990	0	0	60.00	40.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			39,072
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			71,772
SOH/AGL Deduction			41,295
ASSESSED VALUE			30,477
TOTAL EXEMPTION VALUE	HX HB DX SX		30,477
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			71,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,772
SALE:2:1: LOT 31 THREE RIVERS UNIT 10 WITH MH			
XFOB:1:1: PEACHTREE ID#PSHGA7314 A & B			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	35,772
UOP	48	25		12	319
UOP	72	25		18	479
UOP	96	25		24	639
UOP	120	25		30	798
UOP	160	25		40	1,065
TOTALS	1,840			1,468	39,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048059	Electrical Servic	0	09/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/1966	6/23/1995	WD Q	Q	I		34,000
GRANTOR: EDWARD J & ANNE O'BRI						
GRANTEE: KAREN MIRANDA						
0772/1969	3/26/1993	WD U	U	I		35,000
GRANTOR: WILLIAM T CAREY						
GRANTEE: EDWARD O'BRIEN						

EXTRA FEATURES 916 SW MONTANA ST, 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	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/14/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W56 S12 UOP= W8 S6 E8 N6\$ S12 UOP= S8 E20 N8 W20\$ E20			
UOP= S8 E15 N8 W15 \$ E15 UOP= S8 E9 N8 W9\$ E9 UOP= S8 E12 N8			
W12\$ E12 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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							