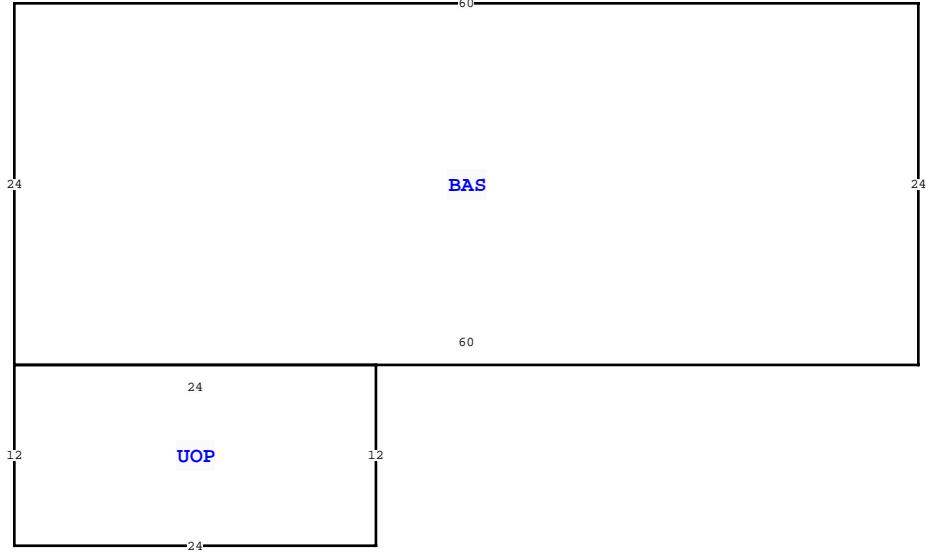


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.10 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
UOP	288	25	
TOTALS	1,728		1,512 42,058

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	115.9000	69.54	105,144	1995	1995	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			42,058
TOTAL MARKET OB/XF VALUE			7,408
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			97,466
SOH/AGL Deduction			6,858
ASSESSED VALUE			90,608
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,608
TOTAL JUST VALUE			97,466
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			85,466
SALE:2:1: 2 DEEDS INVOLVED-ALSO ORB 760-1108			
SALE:1:1: LOT 33 UNIT 10 THREE RIVERS			
BLDG:1:1: MANGO MH			
XFOB:1:1: MAGNO MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044678	Electrical Servic	0	06/14/2022
22177	M H	336	08/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/908	5/06/2022	WD Q	I	I	01	75,000
GRANTOR: ART APPRAISAL & ACQUI						
GRANTEE: ELIZABETH LAND MANA						
1365/2610	12/22/2017	WD Q	I	I	01	40,500
GRANTOR: KELLY HENDERSON						
GRANTEE: ART APPRAISAL AND A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	4	43	172.00	UT	1.50	100	1993
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	50	2006
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF											
948 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
TOTAL OB/XF VALUE 7,408											

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S24 UOP= S12 E24 N12 W24\$ E60 N24\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		00	0.00	0.00	2.00	LT	1.00