

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
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			02
NEIGHBORHOOD/LOC	100000.11 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,976	100	
UOP	416	25	
TOTALS	2,392		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2014	Heated Area: 1976		HX Base Yr 2014				

76

26

BAS

76

52

UOP

52

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				127,282		
TOTAL MARKET OB/XF VALUE				13,500		
TOTAL LAND VALUE - MARKET				46,800		
TOTAL MARKET VALUE				187,582		
SOH/AGL Deduction				109,516		
ASSESSED VALUE				78,066		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				26,655		
TOTAL JUST VALUE				187,582		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				174,139		
SALE:2:1: WD REPLACING AGREEMENT OF EARLIER YEARS						
SALE:1:1: LOT 81 UNIT 11						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22457	M H	447	11/04/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/0428	12/03/2013	WD	Q	I	01	73,000
GRANTOR: WILLIAM R & SANDRA L						
GRANTEE: RODNEY W & DOROTHY						
1187/1700	1/19/2010	WD	U	V	11	100
GRANTOR: SUMMERLIN						
GRANTEE: BRETZIUS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S26 UOP= S8 E52 N8 W52\$ E76 N26\$.						

EXTRA FEATURES		260 SW WASHINGTON AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0210	GARAGE U	0.00
3	9945	Well/Sept	7,000.00
4	0261	PRCH, UOP	0.00
5	0261	PRCH, UOP	0.00

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

LAND DESCRIPTION												TOTAL OB/XF												13,500				
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	0.00	0.00	1.50	LT		1.00	1.00	1.20	26,000.00	31,200.00	46,800											