

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		124,639	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		184,939	
SOH/AGL Deduction		106,873	
ASSESSED VALUE		78,066	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		26,655	
TOTAL JUST VALUE		184,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,139	

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

EXTRA FEATURES		260 SW WASHINGTON AVE, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0210	GARAGE U	0 100
3	9945	Well/Sept	0 100
4	0261	PRCH, UOP	0 100
5	0261	PRCH, UOP	0 100

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

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0210	GARAGE U	0 100	30	26	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S26 UOP= S8 E52 N8 W52\$ E76 N26\$.	

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							