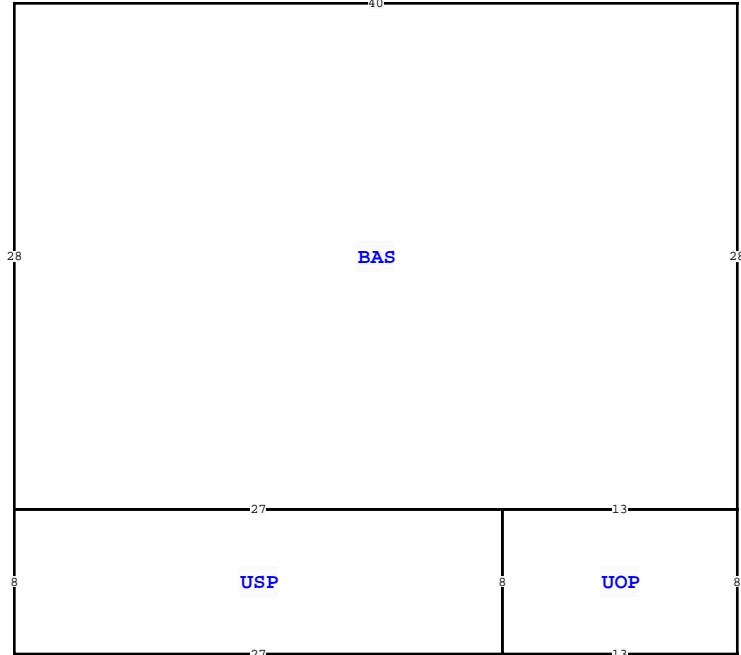




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 90	
Exterior Wall	31	VINYL SID 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural Units	01	CONV 100	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	100000.11 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,120	100	
UOP	104	25	
USP	216	35	
TOTALS	1,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2024								
				Heated Area: 1120			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		31,840	
TOTAL MARKET OB/XF VALUE		9,582	
TOTAL LAND VALUE - MARKET		46,800	
TOTAL MARKET VALUE		88,222	
SOH/AGL Deduction		4,724	
ASSESSED VALUE		83,498	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		83,498	
TOTAL JUST VALUE		88,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2705	4/06/2023	QC	U	I	11	90,000
GRANTOR: HALL CHRISTOPHER TRAC						
GRANTEE: GONZALEZ ORLANDO ME						
1319/0241	7/22/2016	QC	U	I	11	40,000
GRANTOR: RODNEY W & DOROTHY L						
GRANTEE: CHRISTOPHER TRACY H						

EXTRA FEATURES		248 SW WASHINGTON AVE, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	12	16	192.00	UT	12.00	12.00	60	2006	2006	3	60	1,382	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S28 USP= S8 E27 N8 W27\$ E27 UOP= S8 E13 N8 W13\$ E13 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF										9,582												
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	0.00	0.00	1.50	LT		1.00	1.00	1.20	26,000.00	31,200.00	46,800							