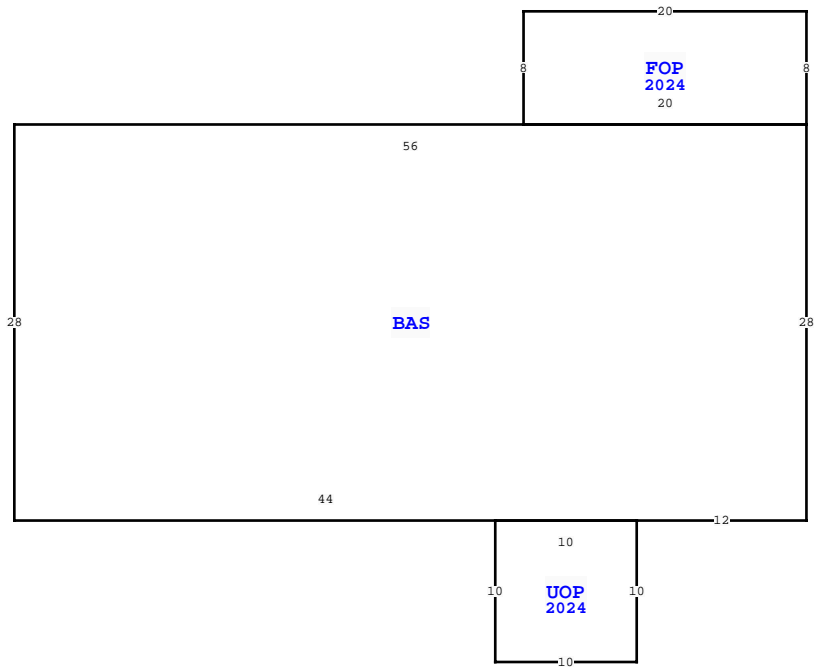


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
FOP	160	35	2024
UOP	100	25	2024
TOTALS	1,828		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2025	Heated Area: 1568		HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			109,006
TOTAL MARKET OB/XF VALUE			9,450
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			142,456
SOH/AGL Deduction			0
ASSESSED VALUE			142,456
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			91,045
TOTAL JUST VALUE			142,456
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2747	4/28/2023	WD	Q	I	01	167,900
GRANTOR: BROAD HOMES LLC						
GRANTEE: PETRUCELLI THOMAS I						
1462/2052	3/22/2022	WD	Q	I	01	60,200
GRANTOR: SIEBLER JOHN						
GRANTEE: BROAD HOMES LLC						

EXTRA FEATURES																	
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	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	50	2006	2006	3	50	400	
2	0120	CLFENCE	4	0	100	0	1.00	UT	600.00	600.00	75	2006	2006	3	75	450	
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	400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
TOTALS												1,828			1,649	109,006	

398 SW CALIFORNIA TER, FORT WHITE

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W56 S28 E44 E12 N28 \$											
UOP=[YR=2024;ORIG=-22,28] S10 E10 N10 W10 \$											
FOP=[YR=2024;ORIG=-20,-8] S8 E20 N8 W20 \$											

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							