

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	216	25	
TOTALS	1,140		978 52,617

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%	- 2016	97.82	95,668	1992	2000	0	0	45.00	55.00	
Heated Area: 924 HX Base Yr 2016													
188 SW CALIFORNIA TER, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026 MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,617	
TOTAL MARKET OB/XF VALUE		8,150	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		84,767	
SOH/AGL Deduction		52,713	
ASSESSED VALUE		32,054	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		7,054	
TOTAL JUST VALUE		84,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,676	
SALE:2:1: REPO			
SALE:1:1: LOT 15 UNIT 12 THREE RIVERS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13012	M H	125	09/02/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/1914	3/26/2015	WD	Q	I	01	39,100
GRANTOR: LEE D ATWOOD & JOLEEN						
GRANTEE: ANTHONY JEROME WHIT						
1032/2802	12/09/2004	WD	Q	I		44,900
GRANTOR: CIVITARESE						
GRANTEE: ATWOOD						

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	0294	SHED WOOD/	0	100	12	14	1.00	UT	0.00	100	1997	1997	3	100	600	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	
TOTALS														8,150		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W44 UOP= N12 W18 S12 E18\$ W22 S14 E66 N14\$.													

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							