



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																	VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 43,200 TOTAL MARKET VALUE 43,200 SOH/AGL Deduction 18,309 ASSESSED VALUE 24,891 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,891 TOTAL JUST VALUE 43,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,400 BLDG:1:1: RICH MH XFOB:1:1: RICH MH																		
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0645/0769 2/04/1988 WD Q V CD 7,800 GRANTOR: JOHNSON SUSAN BYNUM GRANTEE: MORENO DANIEL J 0567/0863 6/01/1985 WD Q V 01 3,200 GRANTOR: GRANTEE:																			
MAP NUM MKT AREA 02																BUILDING NOTES BUILDING DIMENSIONS																			
NEIGHBORHOOD/LOC 100000.14 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES						754 SW CALIFORNIA TER, 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																				
																BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2026 MLU																			
LAND DESCRIPTION																TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0000	C	VAC RES	0		A-1	162.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200																		
REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.83 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 06/12/2026 BY SYS																																			