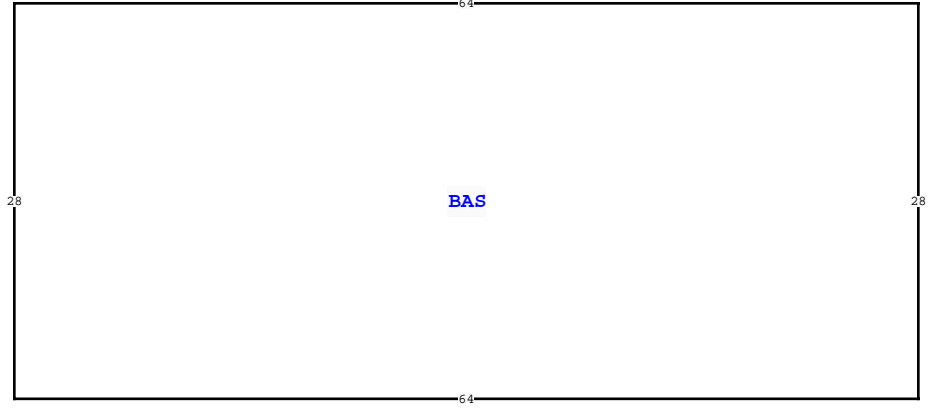


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	MKT AREA 02

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%	- 2026	Heated Area: 1792		HX Base Yr 2026				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	132,624
TOTALS	1,792			1,792	132,624

225 SW CALIFORNIA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 6,100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	81.00	477.00	1.00	LT	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT	1.00

TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	18,000.00	18,000.00	18,000							
1.00	1.00	18,000.00	18,000.00	18,000							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,624
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		174,724
SOH/AGL Deduction		15,905
ASSESSED VALUE		158,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,408
TOTAL JUST VALUE		174,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,634

SALE:3:1: LOT 57, UNIT 14, THREE RIVERS ESTATES
SALE:2:1: 2 PARCELS / 1 DEED (REFER TO #00924-000)
SALE:1:1: SALE INCL RE# 00924-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15873	M H	125	08/09/1999
12322	PUMP/UTPOL	30	03/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1906	9/30/2025	WD	Q	I	01	200,000
GRANTOR: LEE JEREMY						
GRANTEE: HOLLINGER TROY S						
1538/697	4/21/2025	WD	U	I	37	50,000
GRANTOR: HORNE JEREMY L						
GRANTEE: LEE JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W64 S28 E64 N28\$.