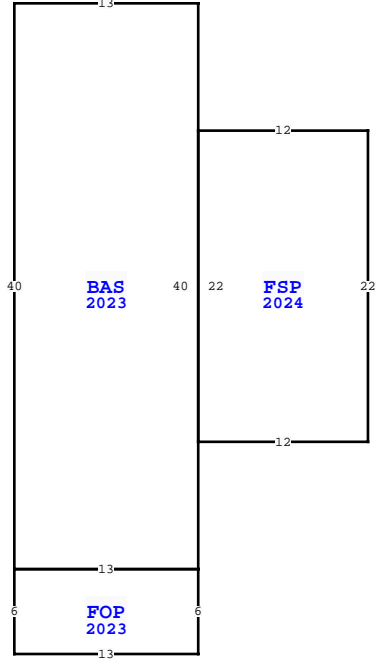


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		1	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	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	100000.17 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2023	520	50,263
FOP	78	35	2023	27	2,610
FSP	264	40	2024	106	10,246
TOTALS	862			653	63,119

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2020	02	653	109.5000	106.22	69,362	2017	2020	0	0	9.00	91.00		
1 MANUF 2 0% - 2025 Heated Area: 520 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,119	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		95,119	
SOH/AGL Deduction		0	
ASSESSED VALUE		95,119	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		95,119	
TOTAL JUST VALUE		95,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055739	Storage Building	9,200	05/27/2026
000042908	Mobile Home		10/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1102	2/01/2024	WD	Q	I	01	160,000
GRANTOR: FRUITT GLORIA N						
GRANTEE: CHASTAIN TERRY L						
1466/933	5/04/2022	WD	Q	I	03	140,000
GRANTOR: BROWNING TIFFANY						
GRANTEE: FRUITT GLORIA N						

EXTRA FEATURES		828 SW CENTRAL 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=18,7] E13 S40 W13 N40 \$													
FOP=[YR=2023;ORIG=18,47] E13 S6 W13 N6 \$													
FSP=[YR=2024;ORIG=31,38] E12 N22 W12 S22 \$													

LAND DESCRIPTION														TOTAL OB/XF 8,000										
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	0		A-1	200.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							