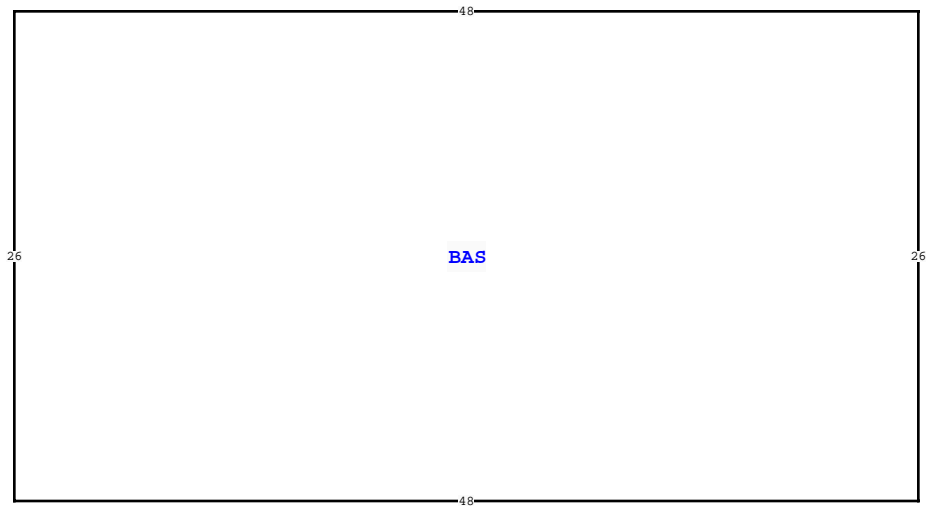


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,248	133.2850	127.95	159,682	2005	2005	0	0	45.00	55.00
1 MANUF 1 100% - 2016 Heated Area: 1248 HX Base Yr 2016											



Quality	06	06
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.17 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,248	100
TOTALS	1,248	87,825

854 SW CENTRAL TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPOT UF	0	100	18	25	450.00	UT	2.00	100	2005	2005	3	100	900	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	5.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	100			3	100	14,000	
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	2015	2015	3	100	5,000	
5	0210	GARAGE U	0	100	20	18	360.00	UT	16.00	100	2015	2015	3	100	5,760	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	500	
7	0261	PRCH, UOP	0	100	8	8	1.00	UT	0.00	100	2015	2015	3	100	500	
8	9910	RV SITE/RE	0	100	0	0	3.00	UT	2,000.00	100	2015	2015	3	100	6,000	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	

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		A-1	400.00	400.00	4.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	81,600							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,825
TOTAL MARKET OB/XF VALUE			34,060
TOTAL LAND VALUE - MARKET			81,600
TOTAL MARKET VALUE			203,485
SOH/AGL Deduction			102,889
ASSESSED VALUE			100,596
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			49,185
TOTAL JUST VALUE			203,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,259
XFOB:3:1: GUEST COTTAGE WITH BATH AND KITCHENETTE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051364	Electrical Servic	0	11/01/2024
000041813	Roof Replacement	8,296	04/27/2021
23407	M H	0	07/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0570	6/25/2015	WD Q	Q	I	01	110,000
GRANTOR: THOMAS A & ROXANNE P						
GRANTEE: CHRISTINE M THOMASS						
1008/1673	2/27/2004	WD Q	Q	V		40,000
GRANTOR: KARIN DECK						
GRANTEE: THOMAS A & ROXANNE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S26 E48 N26\$.