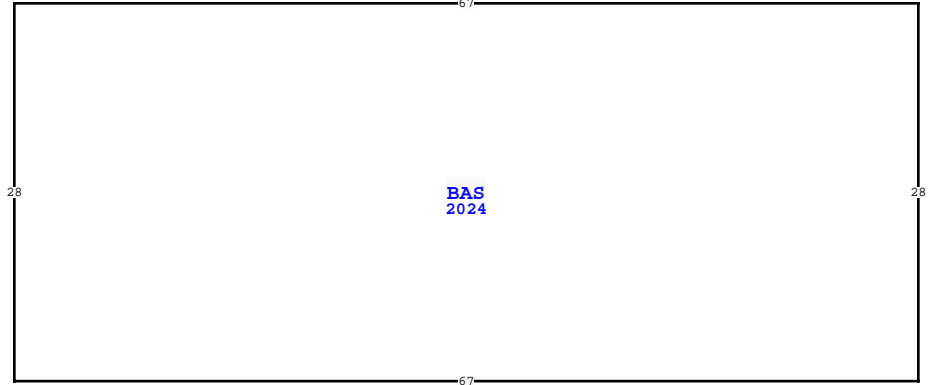


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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

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% - 2025		Heated Area: 1876					HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			113,477	
TOTAL MARKET OB/XF VALUE			8,600	
TOTAL LAND VALUE - MARKET			48,000	
TOTAL MARKET VALUE			170,077	
SOH/AGL Deduction			7,732	
ASSESSED VALUE			162,345	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			110,934	
TOTAL JUST VALUE			170,077	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			158,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045938	Mobile Home		11/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/2463	5/31/2024	WD	U	I	41	205,000
GRANTOR: DUAL THUMBS HOLDINGS,						
GRANTEE: BEERS SCOTT						
1476/2228	10/04/2022	WD	U	V	37	75,000
GRANTOR: PARK BRUCE						
GRANTEE: DUAL THUMBS HOLDING						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2024	1,876	113,477
TOTALS	1,876			1,876	113,477

1099 SW BOSTON 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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2024	2023		100	7,000	
2	0081	DECKING WI	0	100	0	0		1.00	UT 1,600.00	100	2024	2023		100	1,600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=18,13] E67 S28 W67 N28 \$	

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	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000									