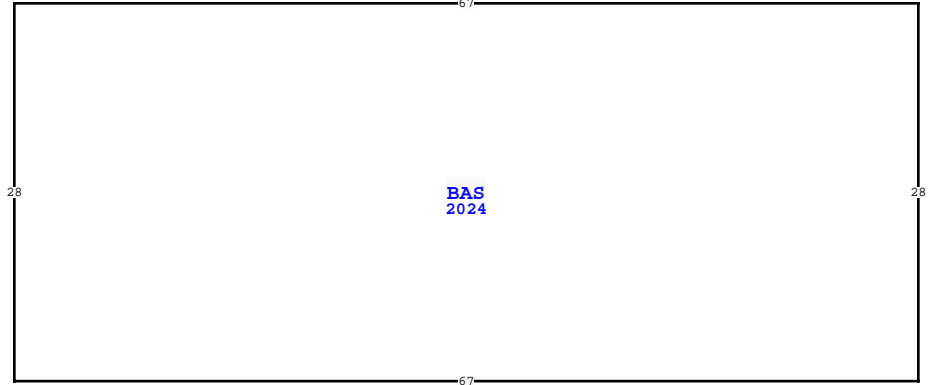


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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			115,892	
TOTAL MARKET OB/XF VALUE			8,600	
TOTAL LAND VALUE - MARKET			48,000	
TOTAL MARKET VALUE			172,492	
SOH/AGL Deduction			10,147	
ASSESSED VALUE			162,345	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			110,934	
TOTAL JUST VALUE			172,492	
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	115,892
TOTALS	1,876			1,876	115,892

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	7,000.00	100	2024	2023	100	7,000	
2	0081	DECKING WI	0	100	0	0		1.00	UT 1,600.00	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							