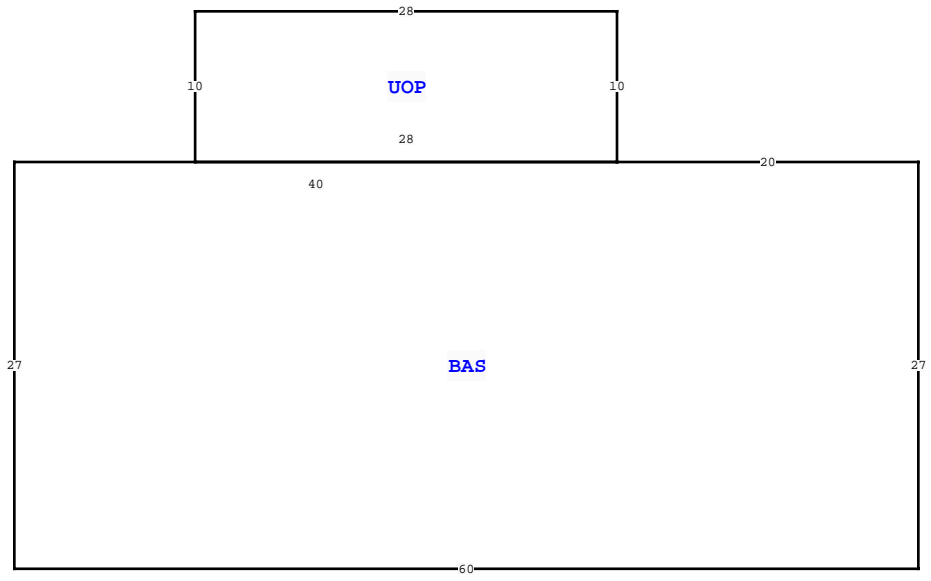


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architactual	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				
NEIGHBORHOOD/LOC	100000.18 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	100,844
UOP	280	25		70	4,358
TOTALS	1,900			1,690	105,201

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
2	MANUF	1	0%	- 2022											
Heated Area: 1620 HX Base Yr															



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				105,201	
TOTAL MARKET OB/XF VALUE				15,552	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				160,753	
SOH/AGL Deduction				0	
ASSESSED VALUE				160,753	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				160,753	
TOTAL JUST VALUE				160,753	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				158,569	
BLDG:2:1: HICK MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
9250	M H	125	01/12/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/999	5/07/2021	WD	Q	I	01	152,500
GRANTOR: WACASER MARVIN L						
GRANTEE: T & D ADVENTURES IN						
1175/2466	6/06/2009	QC	U	I	11	0
GRANTOR: MARVIN & CAROL WACASE						
GRANTEE: MARVIN WACASER						

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	0296	SHED METAL	0	0	8	10	80.00	UT	3.00	3.00	100	1993	1993	3	100	240	
2	0210	GARAGE U	0	0	32	36	1,152.00	UT	6.00	6.00	100	1993	1993	3	100	6,912	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

431 SW WASHINGTON AVE, FORT WHITE

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

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W20 UOP= N10 W28 S10 E28\$ W40 S27 E60 N27\$.						

LAND DESCRIPTION															TOTAL OB/XF										15,552				
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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000												