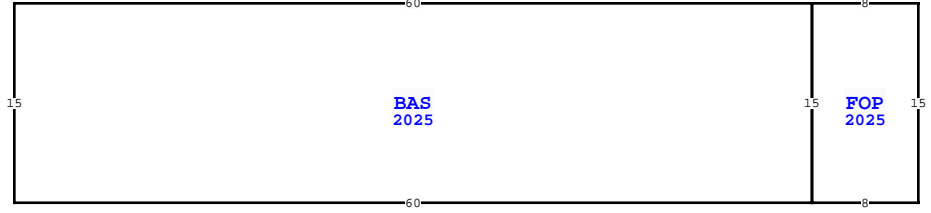


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	3	100%	-	2025							Heated Area: 900	HX Base Yr 2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	98,784
FOP	120	35	2025	42	4,610
TOTALS	1,020			942	103,394

308 SW MONTANA ST, 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	100.00	100.00	100	2025	2024		100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION TOTAL OB/XF 8,600

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	100.00	200.00	1.00	LT		1.00	1.00	0.50	24,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		103,394	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		147,994	
SOH/AGL Deduction		2,061	
ASSESSED VALUE		145,933	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		94,522	
TOTAL JUST VALUE		147,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050198	Mobile Home		06/25/2024
000050071	Right-of-Way Acce		06/07/2024
41222	ELECTRICAL		01/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2137	4/25/2024	WD	P	V	98	15,000
GRANTOR: WARREN GAIL						
GRANTEE: BOYER RUSSELL L						
1505/1153	12/15/2023	TR	U	V	11	100
GRANTOR: WARREN W.D. TRUST U/A						
GRANTEE: WARREN GAIL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=-14,-15] E60 S15 W60 N15 \$
FOP=[YR=2025;ORIG=46,-15] E8 S15 W8 N15 \$