

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	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	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
NEIGHBORHOOD/LOC	100000.21	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,430	100	2025
FOP	90	35	2025
TOTALS	2,520		
TOTALS		2,462	285,792

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: 2430		
												HX Base Yr 2025		
860 SW TRENTON TER, FORT WHITE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/30/2024	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		285,792	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		315,292	
SOH/AGL Deduction		0	
ASSESSED VALUE		315,292	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		263,881	
TOTAL JUST VALUE		315,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049835	Right-of-Way Acce		05/17/2024
000049836	Mobile Home		05/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2236	3/05/2024	WD	Q	V	01	34,500
GRANTOR: DUKES ANTOINETTE						
GRANTEE: SIMON-FELIPE ENIQUE						
1022/1234	8/02/2004	WD	Q	V	06	100
GRANTOR: ANTOINETTE DUKES						
GRANTEE: ANTINETTE DUKES & J						

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	2025	2024		100	7,000	

BUILDING NOTES													
BAS=[YR=2025;ORIG=70,9] W30 S30 W15 S28 E15 S8 E15 S2 E15 N68 \$													
FOP=[YR=2025;ORIG=40,75] E15 S6 W15 N6 \$													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=70,9] W30 S30 W15 S28 E15 S8 E15 S2 E15 N68 \$													
FOP=[YR=2025;ORIG=40,75] E15 S6 W15 N6 \$													

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		00	0.00	0.00	1.00	LT		1.00	1.25	1.25	18,000.00	22,500.00	22,500							