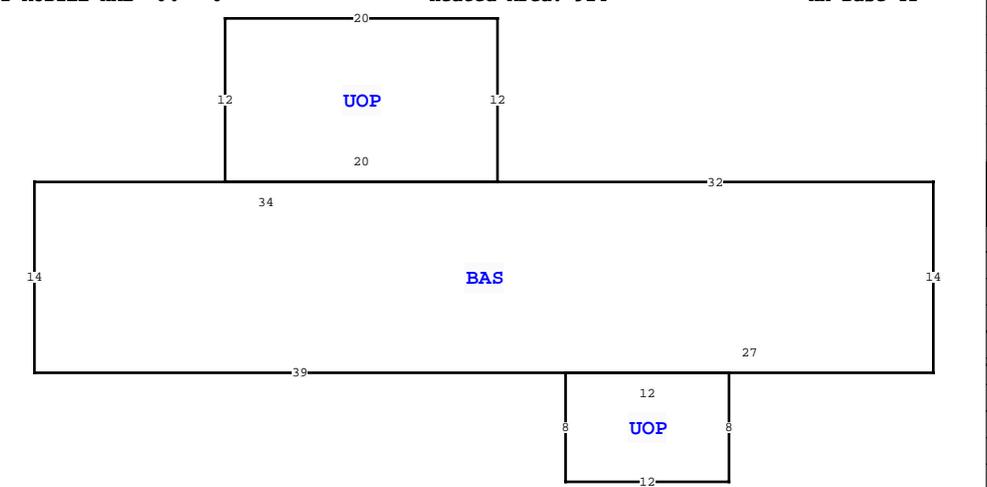


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,008	106.9000	67.35	67,889	1993	1993	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
NEIGHBORHOOD/LOC	100000.23 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,892
UOP	96	25		24	646
UOP	240	25		60	1,616
TOTALS	1,260			1,008	27,156

249 SW TEXAS LN, 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
1	0296	SHED METAL	0	0	16	10	160.00	UT	7.50	100	2006	2006
2	0296	SHED METAL	0	0	10	11	110.00	UT	7.50	100	2006	2006
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		
4	0296	SHED METAL	0	0	10	16	160.00	UT	7.50	100	2006	2006
5	0070	CARPORT UF	0	0	20	18	360.00	UT	2.50	100	2006	2006

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
11,125												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			27,156
TOTAL MARKET OB/XF VALUE			11,125
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			62,281
SOH/AGL Deduction			20,435
ASSESSED VALUE			41,846
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			41,846
TOTAL JUST VALUE			62,281
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2426	11/13/2023	WD	U	I	11	100
GRANTOR: CURRAN JEAN MARIE						
GRANTEE: CURRAN JEAN M						
1050/2551	6/17/2005	WD	Q	I		35,000
GRANTOR: BETTY J HUSTON						
GRANTEE: JEAN MARIE CURRAN						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W32 UOP= N12 W20 S12 E20\$ W34 S14 E39 UOP= S8 E12 N8 W12\$ E27 N14\$.												