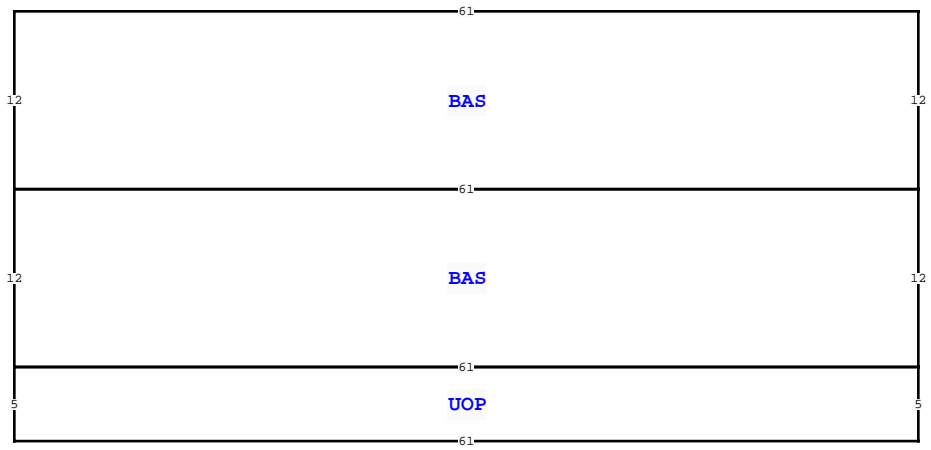


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	09	PINE WOOD 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5716.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	732	100	
BAS	732	100	
UOP	305	25	
TOTALS	1,769		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,540	65.4480	39.27	60,476	1972	1972	0	0	60.00	40.00												
1 MOBILE HME 0% - 2024 Heated Area: 1464 HX Base Yr																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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				05/06/2026	MLU																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		24,190	
TOTAL MARKET OB/XF VALUE		8,550	
TOTAL LAND VALUE - MARKET		80,040	
TOTAL MARKET VALUE		112,780	
SOH/AGL Deduction		7,065	
ASSESSED VALUE		105,715	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		105,715	
TOTAL JUST VALUE		112,780	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		96,105	
XFOB:1:1: SHUTT M H			
BLDG:1:1: SHUTT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20953	M H	125	08/05/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0465	3/16/2018	LE U	I	I	14	100
GRANTOR: FRANK MCCLAIN (LE)						
GRANTEE: DONALD JAMES POLLAC						
1354/2699	3/07/2018	LE U	I	I	14	100
GRANTOR: FRANK MCCLAIN (LE)						
GRANTEE: DONALD JAMES POLLAC						

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	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
TOTALS															8,550		

BUILDING NOTES																																																											
475 SW RIVER OAK CT, FORT WHITE																																																											
<table border="1"> <thead> <tr> <th colspan="15">BUILDING DIMENSIONS</th> </tr> <tr> <th>BAS=</th> <th>N12</th> <th>W61</th> <th>S12</th> <th>E61</th> <th>BAS=</th> <th>W61</th> <th>S12</th> <th>UOP=</th> <th>S5</th> <th>E61</th> <th>N5</th> <th>W61</th> <th>E61</th> <th>N12</th> </tr> </thead> <tbody> <tr> <td colspan="15">N12\$.</td> </tr> </tbody> </table>															BUILDING DIMENSIONS															BAS=	N12	W61	S12	E61	BAS=	W61	S12	UOP=	S5	E61	N5	W61	E61	N12	N12\$.														
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BAS=	N12	W61	S12	E61	BAS=	W61	S12	UOP=	S5	E61	N5	W61	E61	N12																																													
N12\$.																																																											

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	0102	C	SFR/MH	0		A-1	0.00	0.00	6.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	80,040							