



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architactual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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
BAS	924	100
TOTALS	924	13,394

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2025		33,486	1980	1980	0	0	60.00	40.00	
				Heated Area: 924				HX Base Yr				
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
207 SW RIVER OAK CT, FORT WHITE 05/06/2026 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,394
TOTAL MARKET OB/XF VALUE			12,944
TOTAL LAND VALUE - MARKET			61,490
TOTAL MARKET VALUE			87,828
SOH/AGL Deduction			6,826
ASSESSED VALUE			81,002
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,002
TOTAL JUST VALUE			87,828
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2290	3/31/2026	WD	Q	I	01	125,000
GRANTOR: GRANATO BONNIE LEE						
GRANTEE: CAMPBELL STEPHEN BO						
1395/0121	9/11/2019	LE	U	I	14	100
GRANTOR: BONNIE LEE GRANATO (L						
GRANTEE: JAMES E GRANATO & R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

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	0297	SHED CONCR	0	0	8	46	UT	10.00	10.00	100	1993	1993	3	100	3,680	
2	0020	BARN,FR	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	11	24	UT	2.00	2.00	50	1993	1993	3	50	264	
TOTALS																
TOTAL OB/XF 12,944																

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	0		A-1	0.00	0.00	4.73	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,490							