



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
1.	1. 100				
01	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM	MKT AREA	02		
	NEIGHBORHOOD/LOC	9716.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,066
TOTALS	1,728			1,728	48,066

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									
				Heated Area: 1728			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
				BLD DATE			LGL DATE		05/06/2026			MLU
				XF DATE			LAND DATE					
				INC DATE			AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,066
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			121,266
SOH/AGL Deduction			4,373
ASSESSED VALUE			116,893
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,893
TOTAL JUST VALUE			121,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/2235	6/24/2024	QC	U	I	11	100
GRANTOR: SMITH BRANDON						
GRANTEE: SMITH BRANDON						
1489/2384	5/05/2023	PB	U	I	18	0
GRANTOR: SMITH LAVON LYNN NYBE						
GRANTEE: SMITH SHAWN S						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W64 S27 E64 N27\$.

EXTRA FEATURES	706 SW MAGELLAN CT, FORT WHITE															
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,200																

LAND DESCRIPTION	TOTAL OB/XF	8,200																						
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							