



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
TOTALS	840		21,783

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	840	102.9000	64.83	54,457	1984	1984	0	0	60.00	40.00
3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr											
301 SW BRADENTON WAY, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/06/2026		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		21,783	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		93,913	
SOH/AGL Deduction		24,342	
ASSESSED VALUE		69,571	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		69,571	
TOTAL JUST VALUE		93,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,845	
LAND:5:2: FOR 2ND DWELLING			
LAND:5:1: 10.02 TOTAL AC'S 9.02 AC'S AE/Y 1 AC AE			
XFOB:1:1: ACADE M H			
SALE:1:1: 3 LOTS ON 1 DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29135	M H	534	01/21/2011
17350	SFR	125	08/23/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1164/2527	12/29/2008	WD	Q	V	01	55,000
GRANTOR: RICHARD MORRIS & LIND						
GRANTEE: VISHAM & PARBATEE P						
1064/0772	10/26/2005	WD	U	V	09	85,000
GRANTOR: ROBERTO & REINA I ASC						
GRANTEE: RICHARD MORRIS & LI						

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	0	0	0		7,000.00	100			3	100	7,000	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S14 E60 N14\$.									

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							