

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.01	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2026
TOTALS	1,620		1,620
			174,795

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	- 2026	Heated Area: 1620		HX Base Yr				
TOTALS	1,620			1,620		174,795					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,795
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			228,595
SOH/AGL Deduction			0
ASSESSED VALUE			228,595
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,595
TOTAL JUST VALUE			228,595
NCON VALUE			183,595
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054398	Mobile Home		11/04/2025
000054319	Right-of-Way Acce		10/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2075	2/13/2026	WD	Q	I	01	276,000
GRANTOR: 2911 PROPERTIES, LLC						
GRANTEE: CHANDLER JENNIFER M						
1538/1828	4/24/2025	WD	Q	I	04	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						

EXTRA FEATURES		154 NW BISON CT, WHITE SPRINGS															
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	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
3	0262	PRCH, FOP	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
4	0262	PRCH, FOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU
		03/16/2023	SPF

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=-61,-15] E60 S27 W60 N27 \$			

LAND DESCRIPTION												TOTAL OB/XF												8,800				
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					5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000											