



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		69,890

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	1,296	104.3100	98.05	127,073	2002	2002	0	0	45.00	55.00													
1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>																								
<table border="1" style="width: 100%;"> <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>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		69,890	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		103,090	
SOH/AGL Deduction		15,974	
ASSESSED VALUE		87,116	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		87,116	
TOTAL JUST VALUE		103,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		96,840	
SALE:1:1: 10.01 AC ORB 799-906			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18628	M H	125	08/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/2135	5/11/2006	WD	Q	I		72,000
GRANTOR: KIMBERLY ANN & EDWARD						
GRANTEE: EDWARD & VIVIAN WOO						
0932/2651	8/10/2001	WD	Q	V	03	100
GRANTOR: SHARON A PETTEY & EDW						
GRANTEE: KIMBERLY FINLEY						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1995
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013
TOTAL OB/XF 8,200												

BUILDING NOTES			
476 NW BISON CT, WHITE SPRINGS			

BUILDING DIMENSIONS			
BAS= W48 S27 E48 N27S.			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.50	AC		1.00