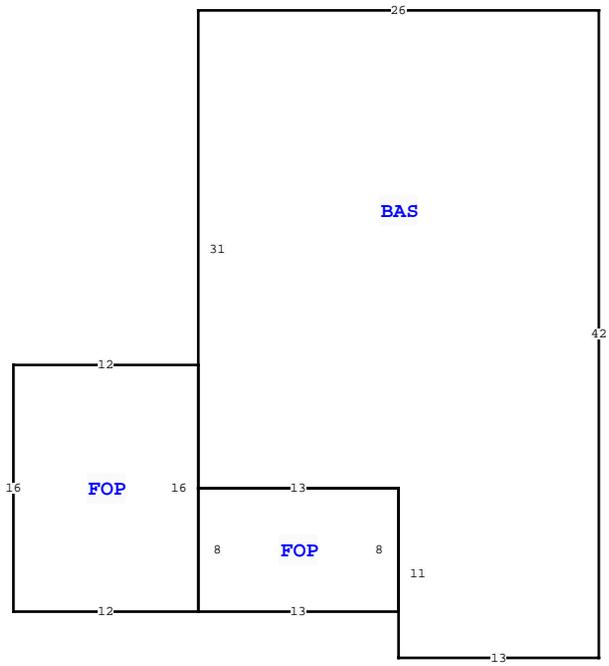


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	04 04 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	1,052	127.6000	126.32	132,889	2017	2022	0	0	5.00	95.00		
1 MANUF 2 100% - 2024 Heated Area: 949 HX Base Yr 2024													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	14616.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	949	100		949	113,884
FOP	104	35		36	4,321
FOP	192	35		67	8,040
TOTALS	1,245			1,052	126,245

389 SW HOMESTEAD CIR, FORT WHITE

BLD DATE	LGL DATE	05/13/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	100	2022	2021		100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,245	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		176,445	
SOH/AGL Deduction		1,344	
ASSESSED VALUE		175,101	
TOTAL EXEMPTION VALUE		HX HB 13 175,101	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		176,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,102	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35126	M H	595	03/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/828	11/03/2023	WD	Q	I	01	244,900
GRANTOR: BAGLEY PHILIP J						
GRANTEE: ATHEY CLINTON LEE						
1449/2000	10/08/2021	WD	Q	I	01	179,900
GRANTOR: WERNER PAUL H						
GRANTEE: BAGLEY PHILIP J						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W26 S31 E13 S11 E13 N42 \$													
FOP=[ORIG=-26,31] S8 E13 N8 W13 \$													
FOP=[ORIG=-26,39] W12 N16 E12 S16 \$													

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							