COMM NW COR OF SEC, RUN S 80 FT
E ALONG R/W 1317.2 FT TO E LINE
NW1/4, RUN S 726 FT FOR POB, CON

CHILSON JEFFREY J/CHILSON JANINE R
2004 FAIRMOUNT CT
SEBRING, FL 33870

2027

17-7S-17-10012-028

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	01	CONV 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 02

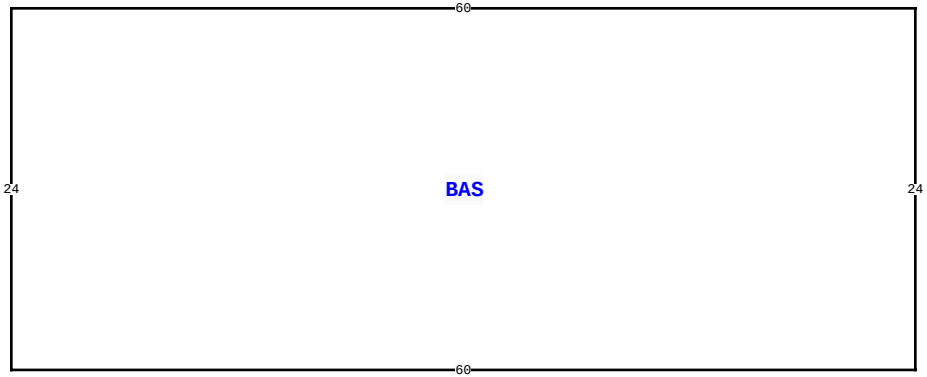
NEIGHBORHOOD/LOC 17717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	34,871
TOTALS	1,440			1,440	34,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	100.9000	60.54	87,178	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1440 HX Base Yr



239 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,871
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	107,771
SOH/AGL Deduction	0
ASSESSED VALUE	107,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,771
TOTAL JUST VALUE	107,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/773	4/18/2024	WD	U	I	17	97,000
GRANTOR: FLORIDA CONFERENCE AS						
GRANTEE: CHILSON JEFFREY J						
1467/1147	4/22/2022	LE	U	I	14	100
GRANTOR: ABRAHAM LEONETTA K						
GRANTEE: FLORIDA CONFERENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/23/2024 BY TP Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS