

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		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	60.00	40.00	
1 MOBILE HME 0% - 2025			Heated Area: 1440			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 1px solid black; display: flex; align-items: center; justify-content: center;"> BAS </div> </div>												
239 SW FORTUNE WAY, FORT WHITE				BLD DATE		LGL DATE		05/07/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		223	
ASSESSED VALUE		107,548	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		107,548	
TOTAL JUST VALUE		107,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,771	

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\$.

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	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	
TOTAL OB/XF															7,900		

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	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							