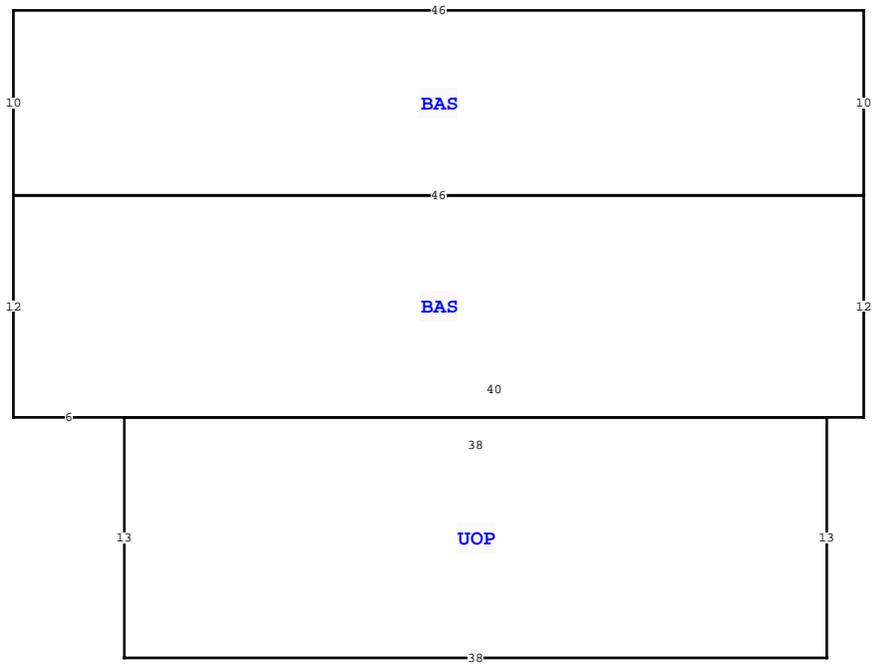


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	460	100	
BAS	552	100	
UOP	494	25	
TOTALS	1,506		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,136	75.2490	45.15	51,290	1968	1968	0	0	60.00	40.00
2 MOBILE HME 100% - 2006 Heated Area: 1012 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				20,516		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				38,500		
TOTAL MARKET VALUE				66,016		
SOH/AGL Deduction				35,604		
ASSESSED VALUE				30,412		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				5,412		
TOTAL JUST VALUE				66,016		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				66,016		
SALE:2:2: PROPERTY						
SALE:2:1: DEED MAKES REFERENCE TO SINK HOLE ON THI						
SALE:1:1: ONE & THE SAME						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16737	M H	125	03/15/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1048/2401	6/14/2005	WD	U	V	08	12,000
GRANTOR: WESTRIDGE						
GRANTEE: DONALD W HURST						
1048/2400	2/24/2003	WD	Q	V	01	10,000
GRANTOR: FRANKLIN E & JULIE E						
GRANTEE: WESTRIDGE						
BLD DATE						04/07/2025
XF DATE						MLU
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W46 S10 BAS= S12 E6 UOP= S13 E38 N13 W38\$ E40 N12 W46\$ E46 N10\$.						

EXTRA FEATURES										495 SW FREEDOM CT, FORT WHITE						
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	100	0	0			7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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	0.70	55,000.00	38,500.00	38,500							