



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 08 | WD OR PLY 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 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 | |
| Architectural | 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 | 18616.010 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,456 | 100 | |
| UOP | 220 | 25 | |
| TOTALS | 1,676 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|-------------------------------|-----|-----------|-------------|----------------|----------------|----------|------|-----------|------|---------|--------|----------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0201 | 02 | 1,511 | 107.9000 | 103.58 | 156,509 | 1986 | 1986 | | 0 | 0 | 45.00 | 55.00 | |
| 1 MANUF 1 0% - 0 | | | | | | | | | | | | | |
| Heated Area: 1456 HX Base Yr | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 232 SW FREEDOM CT, FORT WHITE | | | | | | | | | | | | | |
| BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | | 05/13/2024 MLU | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 86,080 | |
| TOTAL MARKET OB/XF VALUE | | 8,700 | |
| TOTAL LAND VALUE - MARKET | | 25,000 | |
| TOTAL MARKET VALUE | | 119,780 | |
| SOH/AGL Deduction | | 35,478 | |
| ASSESSED VALUE | | 84,302 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 84,302 | |
| TOTAL JUST VALUE | | 119,780 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 117,994 | |
| XFOB:1:1: GUERDON M H | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1345/2707 | 9/25/2017 | WD U | | I | 12 | 17,200 |
| GRANTOR: CARRINGTON MORTGAGE S | | | | | | |
| GRANTEE: 296 SOUTHWEST FREED | | | | | | |
| 1341/2555 | 7/19/2017 | CT U | | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (JEFFR | | | | | | |
| GRANTEE: CARRINGTON MORTGAGE | | | | | | |

| 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 | 100 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| TOTAL OB/XF 8,700 | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W6 UOP= N10 W22 S10 E22\$ W50 S26 E56 N26\$. | | | | | | | | | | | | | |

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 50,000.00 | 25,000.00 | 25,000 | | | | | | | |