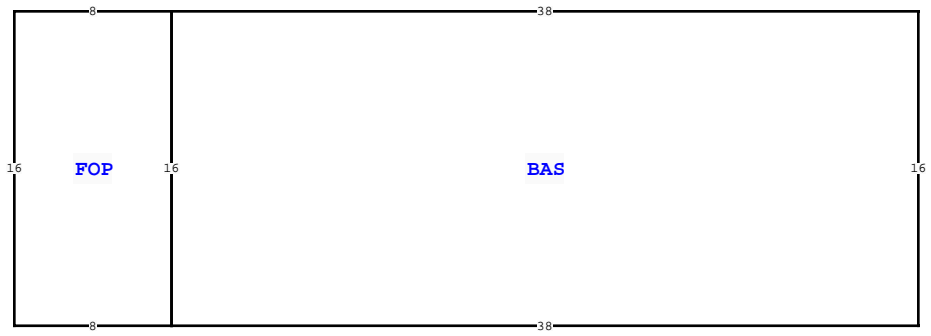


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	-	2018							Heated Area: 608	HX Base Yr 2018



Quality	05	05			
DOR CODE	0202 MOBILE HOME/M HOME				
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	18716.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100		608	54,203
FOP	128	35		45	4,012
TOTALS	736			653	58,215

475 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022
INC DATE		AG DATE	MLU

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

TOTAL OB/XF 10,000

LAND DESCRIPTION														TOTAL OB/XF 10,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.00	LT		1.00	1.00	0.55	25,000.00	13,750.00	41,250							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	13,750.00	13,750.00	13,750							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			125,496
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			190,496
SOH/AGL Deduction			76,217
ASSESSED VALUE			114,279
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			89,279
TOTAL JUST VALUE			190,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,970
XFOB:1:1: HERI MH			
BLDG:1:1: FLEE MH (RP'D-DONALD WATSON)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049352	Mobile Home		05/14/2024
36094	M H	669	12/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/1872	10/15/2024	LE U		I	14	100
GRANTOR: RAUCH PETER L						
GRANTEE: RAUCH PETER L (ENH						
1345/1505	10/04/2017	WD Q	V		03	53,600
GRANTOR: MARK F GUTHRIE						
GRANTEE: PETER L RAUCH & JAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W38 S16 E38 N16 \$
FOP=[ORIG=-46,16] E8 N16 W8 S16 \$

