

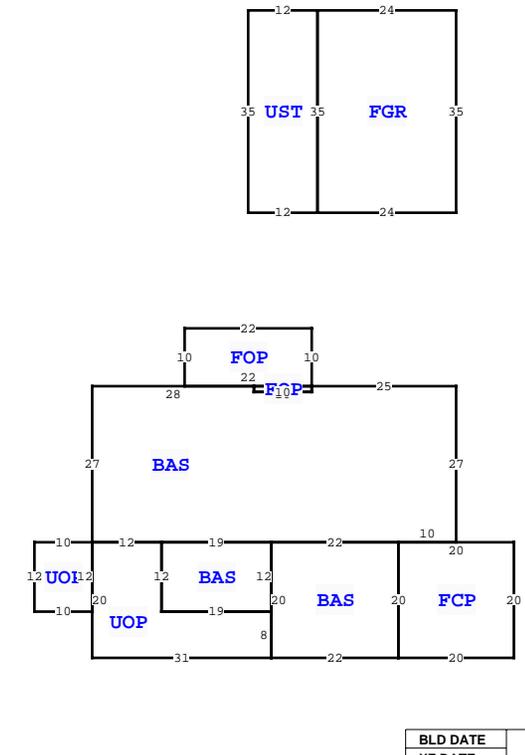


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	3,319	118.0000	110.92	368,143	1989	1995	0	0	45.00	55.00		
1 MANUF 1 100% - 2025 Heated Area: 2359 HX Base Yr 2025													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			VALUATION SUMMARY	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			202,479	
TOTAL MARKET OB/XF VALUE			7,688	
TOTAL LAND VALUE - MARKET			60,500	
TOTAL MARKET VALUE			270,667	
SOH/AGL Deduction			186,879	
ASSESSED VALUE			83,788	
TOTAL EXEMPTION VALUE			HX HB SX 83,788	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			270,667	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			267,667	

Quality		05 05			
DOR CODE		0200 MOBILE HOME			
MAP NUM		02			
NEIGHBORHOOD/LOC		18717.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	13,910
BAS	440	100		440	26,843
BAS	1,691	100		1,691	103,161
FCP	400	25		100	6,101
FGR	840	55		462	28,185
FOP	10	35		4	244
FOP	220	35		77	4,698
UOP	120	25		30	1,830
UOP	392	25		98	5,979
UST	420	45		189	11,530
TOTALS	4,761			3,319	202,479



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053526	Roof Replacement	11,800	07/06/2025
21526	M H	393	02/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/188	12/20/2024	WD	Q	I	01	306,000
GRANTOR: THREE JAY'S LLC						
GRANTEE: FALLICK HOWARD LEE						
1463/1915	4/05/2022	WD	Q	I	01	190,000
GRANTOR: MORLEY MICHELLE T						
GRANTEE: THREE JAY'S LLC						

EXTRA FEATURES														180 SW GOPHER 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	0166	CONC, PAVMT	0	100	0	0		2.00	2.00	100	1995	1995	3	100	688	
2	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,688																

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[ORIG=0,0] W25 S1 W10 N1 W28 S27 E12 E19 E22 E10 N27 \$		
FGR=[ORIG=0,-30] N35 W24 S35 E24 \$		
BAS=[ORIG=-32,27] S20 E22 N20 W22 \$		
UST=[ORIG=-24,-65] W12 S35 E12 N35 \$		
FCP=[ORIG=-10,27] S20 E20 N20 W20 \$		
UOP=[ORIG=-63,27] S20 E31 N8 W19 N12 W12 \$		
BAS=[ORIG=-51,27] S12 E19 N12 W19 \$		
FOP=[ORIG=-25,0] N10 W22 S10 E22 \$		
UOP=[ORIG=-63,27] W10 S12 E10 N12 \$		
FOP=[ORIG=-25,0] W10 S1 E10 N1 \$		
PTR=[ORIG=0,0] N30 S30 \$		

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	55,000.00	60,500.00	60,500							