



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MKT AREA		02		
19717.020	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,866
UOP	300	25		75	1,775
TOTALS	1,224			999	23,640

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	999	93.9000	59.16	59,101	1994	1994	0	0	60.00	40.00			
1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr														
176 SW BOBCAT DR, FORT WHITE														
				BLD DATE					LGL DATE	05/06/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			23,640
TOTAL MARKET OB/XF VALUE			10,100
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			143,850
SOH/AGL Deduction			3,370
ASSESSED VALUE			140,480
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			140,480
TOTAL JUST VALUE			143,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,709
SALE:1:1: TRACT 3 LYN-DEE DAIRY 10.01 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8490	M H	125	06/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1179/0641	8/12/2009	QC	U	I	11	100
GRANTOR: DUANE M SIMS & ETAL						
GRANTEE: DUANE M SIMS & ETAL						
0787/0316	2/28/1994	WD	Q	V		25,900
GRANTOR: W H WELLBORN						
GRANTEE: LEE J SIMS						

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	16	20	320.00	UT	7.50	7.50	100	1995	1995	3	100	2,400	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1995	1995	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	
BAS= W29 UOP= N12 W25 S12 E25\$ W37 S14 E66 N14\$.	

BUILDING DIMENSIONS	
BAS= W29 UOP= N12 W25 S12 E25\$ W37 S14 E66 N14\$.	

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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,022							
2	0000	C	VAC RES	0		00	0.00	0.00	8.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,088							

REVIEW DATE 12/19/2017 BY BC																								
Total Acres: 10.01					Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110				
PRINTED 05/12/2026 BY SYS																								