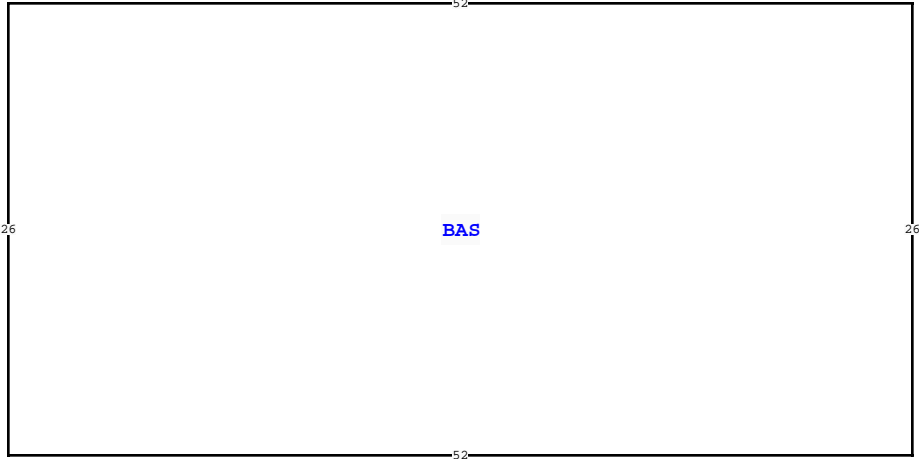


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LAM/VNLPLK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	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	03		
NEIGHBORHOOD/LOC	20216.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	84,312
TOTALS	1,352			1,352	84,312

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,352	117.0000	95.94	129,711	1990	2010		0	0	35.00	65.00	
1 MANUF 1 0% - 2024 Heated Area: 1352 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				84,312	
TOTAL MARKET OB/XF VALUE				8,150	
TOTAL LAND VALUE - MARKET				8,432	
TOTAL MARKET VALUE				100,894	
SOH/AGL Deduction				53,541	
ASSESSED VALUE				47,353	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				47,353	
TOTAL JUST VALUE				100,894	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				46,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/519	8/28/2025	WD	U	I	41	170,000
GRANTOR: MYERS MORRIS A						
GRANTEE: SMITH DAVID						
1496/1806	8/07/2023	WD	Q	I	01	45,000
GRANTOR: YOUNG ALLISON MABLE						
GRANTEE: MYERS MORRIS A						

EXTRA FEATURES														452 NW GAR POND CT, WHITE SPRINGS		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/17/2025	MLU
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100							
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100							
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50							
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200							
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300							
7	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400							
TOTAL OB/XF																8,150							

BUILDING NOTES																	

BUILDING DIMENSIONS													
BAS= W52 S26 E52 N26\$.													

LAND DESCRIPTION														TOTAL OB/XF											8,150
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		00	0.00	0.00	1.24	AC		1.00	1.00	0.80	8,500.00	6,800.00	8,432								