



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 Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		91,793

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100% - 2021									Heated Area: 960	HX Base Yr 2021



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			91,793
TOTAL MARKET OB/XF VALUE			9,440
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			166,233
SOH/AGL Deduction			69,263
ASSESSED VALUE			96,970
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			45,559
TOTAL JUST VALUE			166,233
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35173	M H	464	04/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1741	2/24/2020	WD	Q	I	01	105,000
GRANTOR: SCOTT & LAURA EDSON						
GRANTEE: CARLOS A & ELVIA QU						
1328/2511	1/10/2017	WD	Q	V	03	20,000
GRANTOR: DONALD LEE SELLERS						
GRANTEE: SCOTT & LAURA EDSON						

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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	540	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	

TOTAL OB/XF														9,440										
LAND DESCRIPTION																								
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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

BUILDING NOTES													
225 SW BOUNTIFUL AVE, FORT WHITE													

BUILDING DIMENSIONS													
BAS= W60 S16 E60 N16\$.													