

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 Floor	14	CARPET	90
Interior Floor	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	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	02
NEIGHBORHOOD/LOC	22516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		1,216 64,552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 1216		HX Base Yr 2026				
TOTALS	1,216		1,216	64,552							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			64,552
TOTAL MARKET OB/XF VALUE			8,540
TOTAL LAND VALUE - MARKET			12,500
TOTAL MARKET VALUE			85,592
SOH/AGL Deduction			20,636
ASSESSED VALUE			64,956
TOTAL EXEMPTION VALUE	HX HB WX		44,956
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			85,592
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,477
PRMT:1:1: GROVER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19799	M H	125	08/01/2002
17849	M H	125	01/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2337	9/18/2025	WD	U	I	37	54,000
GRANTOR: MCFARLAND FRANKIE P						
GRANTEE: DUMAS SANDY KAY						
1013/0125	4/20/2004	WD	Q	I		35,000
GRANTOR: JAY DAVIS						
GRANTEE: FRANKIE P MCFARLAND						

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	0296	SHED METAL	0	100	10	16			7.00	75	2005	2005	3	75	840	
2	0070	CARPORT UF	0	100	0	0			0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	100	0	0			0.00	100	2014	2014	3	100	300	
TOTAL OB/XF 8,540																

BUILDING NOTES											
10026 SW STATE ROAD 47 , FORT WHITE											

BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16\$.											

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							