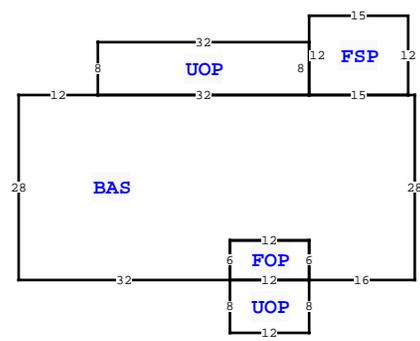




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR 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				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	23215.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	143,241
FDG	768	75		576	51,311
FOP	72	35		25	2,227
FSP	180	40		72	6,414
UOP	96	25		24	2,138
UOP	256	25		64	5,701
TOTALS	2,980			2,369	211,031

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% - 2024			267,128	2002	2015	0	0	21.00	79.00	Heated Area: 1608 HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		211,031	
TOTAL MARKET OB/XF VALUE		16,340	
TOTAL LAND VALUE - MARKET		9,500	
TOTAL MARKET VALUE		236,871	
SOH/AGL Deduction		0	
ASSESSED VALUE		236,871	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		180,460	
TOTAL JUST VALUE		236,871	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049798	Roof Replacement	15,000	05/14/2024
19484	M H	125	04/30/2002
18850	GARAGE	105	10/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/170	4/25/2023	WD	Q	I	01	272,500

GRANTOR: MCDANIEL LISA
GRANTEE: VERRECCHIO JOHN ROB
1489/1720 4/17/2023 WD U I 11 100
GRANTOR: RILEY CHARLES W SR
GRANTEE: MCDANIEL LISA

EXTRA FEATURES														1276 NW TIGER DRAIN RD, WHITE SPRINGS		
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	16	51	816.00	UT	2.50	2.50	100	2005	2005	3	100	2,040	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
8	0081	DECKING WI	0 100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W12 S28 E32 N6 E12 S6 E16 N28 W1 W15 W32 \$	
FDG=[ORIG=0,-30] N32 W24 S32 E24 \$	
UOP=[ORIG=32,0] N8 W32 S8 E32 \$	
FSP=[ORIG=47,0] N12 W15 S12 E15 \$	
UOP=[ORIG=20,28] S8 E12 N8 W12 \$	
FOP=[ORIG=20,28] E12 N6 W12 S6 \$	

LAND DESCRIPTION														TOTAL OB/XF 16,340										
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	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							