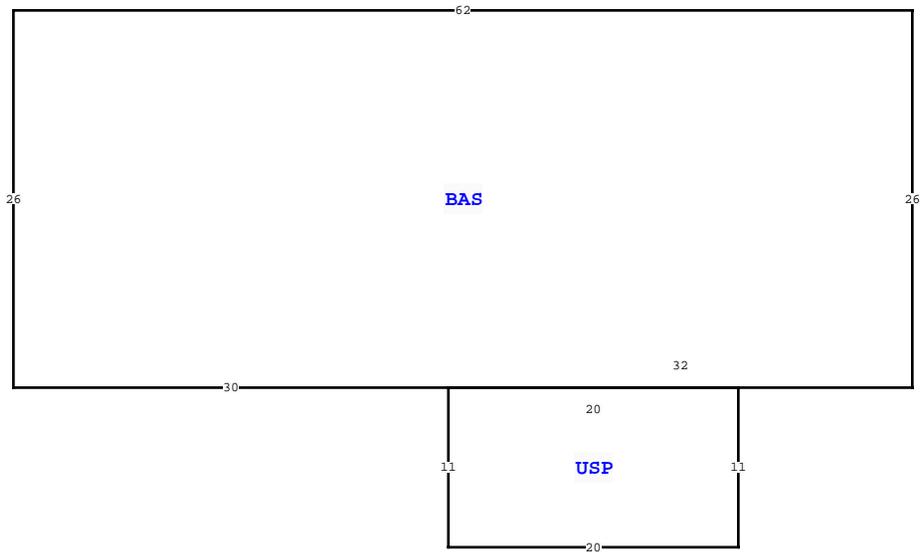




ELEMENT		BUILDING CHARACTERISTICS		
CD	CONSTRUCTION			
31	VINYL SID 100			
03	GABLE/HIP 100			
03	COMP SHNGL 100			
05	DRYWALL 100			
14	CARPET 90			
08	SHT VINYL 10			
03	CENTRAL 100			
04	AIR DUCTED 100			
	Bedrooms	3	100	
	Bathrooms	2	100	
1.	Stories	1.	100	
01	CONV 100			
	Units	0	100	
03	03 100			
01	01 100			
05	05			
0200	MOBILE HOME			
	MAP NUM		02	
	NEIGHBORHOOD/LOC	24716.00	1.00/	
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,612	100	1,612	96,941
USP	220	35	77	4,630
TOTALS	1,832		1,689	101,571

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,689	113.9000	109.34	184,675	1997	1997	0	0	45.00	55.00
1 MANUF 1 100% - 2021 Heated Area: 1612 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		101,571	
TOTAL MARKET OB/XF VALUE		10,100	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		221,781	
SOH/AGL Deduction		105,008	
ASSESSED VALUE		116,773	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		65,362	
TOTAL JUST VALUE		221,781	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,658	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18933	M H	125	11/07/2001
15557	M H	125	05/21/1999
12088	M H	125	01/29/1997
11358	M H	125	07/01/1996
10116	M H	125	08/22/1995
10099	M H	125	08/18/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0536	9/10/2020	WD	U	I	11	100
GRANTOR: NIEL WINGFIELD						
GRANTEE: THOMAS WINGFIELD						
1356/1870	3/27/2018	WD	U	I	11	100
GRANTOR: HANA WINGFIELD						
GRANTEE: NIEL WINGFIELD						

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	1.00	UT	0.00	100	2010	2010	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	2,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,000							

BUILDING NOTES											
750 SW SPIRIT AVE, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= W62 S26 E30 USP= S11 E20 N11 W20\$ E32 N26\$.											

REVIEW DATE 07/10/2015 BY DF																													
Total Acres: 10.01										Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110				