

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	02	WOOD FRAME		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	02	02		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	25716.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2024	1,404	63,433
TOTALS	1,404			1,404	63,433

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	MANUF	2	100%	- 2024	Heated Area: 1404			HX Base Yr 2024				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												
507 SW RUM ISLAND TER, FORT WHITE												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				63,433	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				110,000	
TOTAL MARKET VALUE				180,433	
SOH/AGL Deduction				26,101	
ASSESSED VALUE				154,332	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				102,921	
TOTAL JUST VALUE				180,433	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				166,734	
LAND:1:1: LOT 27					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000048076	Mobile Home		09/11/2023		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1356/1500	3/09/2018	WD Q	V	01	48,000
GRANTOR: AMY TOWNSEND					
GRANTEE: CARLY C & ADAM D HU					
1336/2421	5/06/2017	WD Q	V	01	47,500
GRANTOR: LEWIS J & JANE PYTEL					
GRANTEE: AMY TOWNSEND					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=17,12] E52 S27 W52 N27 \$					

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2024	2023	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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							