



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 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		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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
BAS	1,795	100	
UOP	47	25	
UOP	364	25	
TOTALS	2,206		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 0									
			Heated Area: 1795			HX Base Yr					
TOTALS			1,898							40,921	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,921
TOTAL MARKET OB/XF VALUE			8,502
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			99,423
SOH/AGL Deduction			45,018
ASSESSED VALUE			54,405
TOTAL EXEMPTION VALUE	HX HB		29,405
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			99,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,423
XFOB:3:1: HOMES OF MERIT MH/TRIPLE WIDE-INCLUDES 6			
XFOB:2:1: HOMES OF MERIT MH/TRIPLE WIDE-INCLUDES 2			
SALE:1:1: HUSB TO WIFE			
BLDG:1:1: HOMES OF MERIT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049603	Mobile Home		04/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/879	2/06/2026	LE U		I	14	100
GRANTOR: SPENCE-THOMAS DEBRA L						
GRANTEE: SPENCE-THOMAS CHRIS						
0838/1180	4/04/1997	WD Q		I	03	11,400
GRANTOR: ALAN C SPENCE-THOMAS L						
GRANTEE: DEBRA L SPENCE-THOM						

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	0021	BARN,FR AE	0	100	24	24			576.00	UT	4.00			3	50	1,152
2	0070	CARPORT UF	0	100	0	0			1.00	UT	0.00			3	100	200
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00			3	100	7,000
4	0251	LEAN TO W/	0	100	0	0			1.00	UT	0.00			3	100	50
5	0251	LEAN TO W/	0	100	0	0			1.00	UT	0.00			3	100	50
6	0296	SHED METAL	0	100	0	0			1.00	UT	0.00			3	100	50
TOTALS															8,502	

BUILDING NOTES			
1422 SW COUNTY ROAD 138 , FORT WHITE			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/14/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W23 UOP= N1 W26 S14 E26 N13\$ S13 W26 S27 E16 N1E16 S1 E24 N27 UOP= N5 W3 N3 W4 S8 E7\$ W7 N13\$.			

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							