

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		1,512

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%	- 2025	87.34	132,058	2025	2025	0	0	2.00	98.00	
				Heated Area: 1512					HX Base Yr	2025			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			129,417
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			164,417
SOH/AGL Deduction			0
ASSESSED VALUE			164,417
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,006
TOTAL JUST VALUE			164,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,490
LAND:1:1: 1.41 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050734	Mobile Home		09/04/2024
000050619	Right-of-Way Acce		08/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/2416	11/12/2025	QC	U	I	11	100
GRANTOR: TORRES PATRICIA						
GRANTEE: TORRES PATRICIA						
1521/889	8/06/2024	QC	U	V	11	100
GRANTOR: CAS OPPORTUNITIES LLC						
GRANTEE: TORRES PATRICIA						

EXTRA FEATURES		276 SW NANTUCKETT PL, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=16,16] E56 S27 W56 N27 \$												

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	28,000.00	28,000.00	28,000							