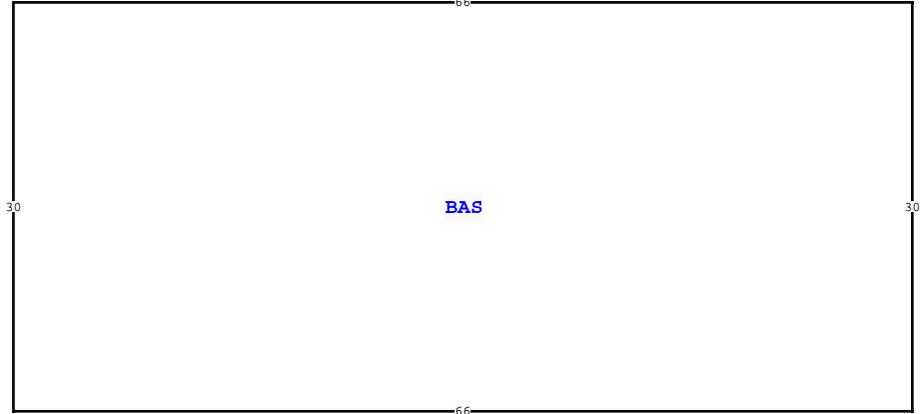


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	05 ASPH TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	1,980	108.0000	101.52	201,010	2020	2019	0	0	11.00	89.00		
1 MANUF 1		100% - 2020		Heated Area: 1980				HX Base Yr 2020					



Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	27616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	178,899
TOTALS	1,980			1,980	178,899

423 SW VIXEN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION																								
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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	178,899			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	240,899			
SOH/AGL Deduction	83,682			
ASSESSED VALUE	157,217			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	105,806			
TOTAL JUST VALUE	240,899			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	244,919			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39005	M H	0	12/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1228	11/01/2019	WD	Q	V	01	55,000
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: MORRIS V & AMANDA C						
1391/1674	8/19/2019	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NORTH FLORIDA TIMBE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S30 E66 N30\$.