

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	13	LAM/VNLPLK	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	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
BAS	1,512	100	2024
TOTALS	1,512		172,684

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2025	Heated Area: 1512			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2024 </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026 MLU						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	172,684		
TOTAL MARKET OB/XF VALUE	19,000		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	256,684		
SOH/AGL Deduction	106,654		
ASSESSED VALUE	150,030		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	93,619		
TOTAL JUST VALUE	256,684		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	246,975		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046419	Mobile Home		02/01/2023
000045967	Storage Building	10,000	11/22/2022
000045750	Electrical Servic	0	10/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1473/173	8/05/2022	WD Q	Q	V	01	75,900
GRANTOR: QUINN STEPHANIE						
GRANTEE: AMARA CHAD JAMES						
1436/1748	4/30/2021	WD Q	Q	V	01	59,900
GRANTOR: WOOD JERRY E						
GRANTEE: QUINN STEPHANIE						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	9945	Well/Sept	
2	0040	BARN, POLE	

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	2023	2022	100	7,000	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 12,000.00	12,000.00	100	2023	2022	100	12,000	

BUILDING NOTES	
440 SW VIXEN LN, FORT WHITE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=19,8] 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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							