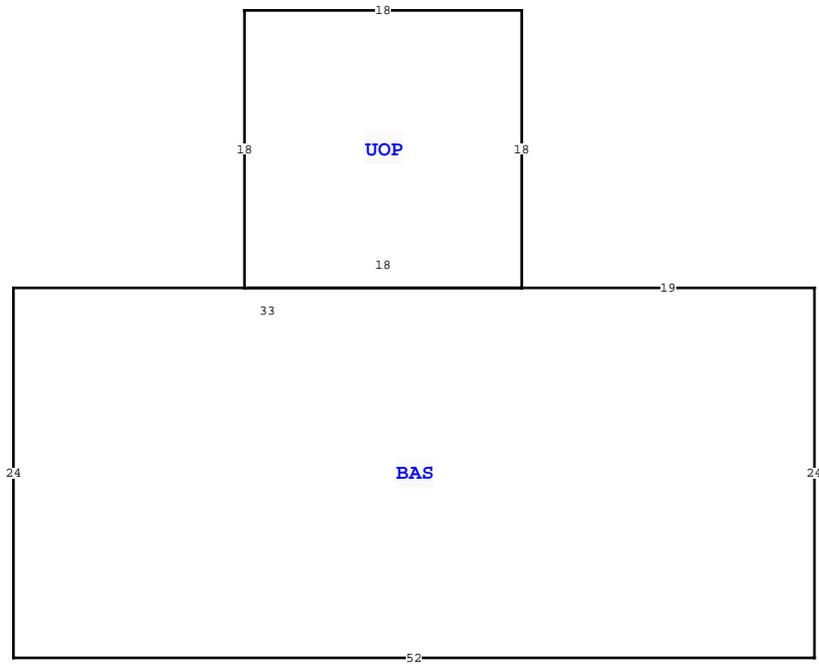




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 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	30617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,822
UOP	324	25		81	2,325
TOTALS	1,572			1,329	38,148

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%	2023									
				Heated Area: 1248				HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,148
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			104,400
TOTAL MARKET VALUE			150,148
SOH/AGL Deduction			18,343
ASSESSED VALUE			131,805
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			80,394
TOTAL JUST VALUE			150,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,330
XFOB:1:1: CONCORD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2497	11/02/2022	WD	Q	I	01	155,000
GRANTOR: PAGGEN JOSEPH						
GRANTEE: SHANNON CHRISTIAN						
1246/1168	12/14/2012	WD	U	I	11	100
GRANTOR: KAREN JOAN PLETCHER R						
GRANTEE: JOSEPH & DIANE PAGG						

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	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												
488 SW ELIM CHURCH RD, FORT WHITE												
BLD DATE		LGL DATE		LAND DATE		MLU						
XF DATE		AG DATE										
INC DATE												
		04/08/2025		MLU								

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W19 UOP= N18 W18 S18 E18\$ W33 S24 E52 N24\$.												

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-1	0.00	0.00	11.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	104,400							