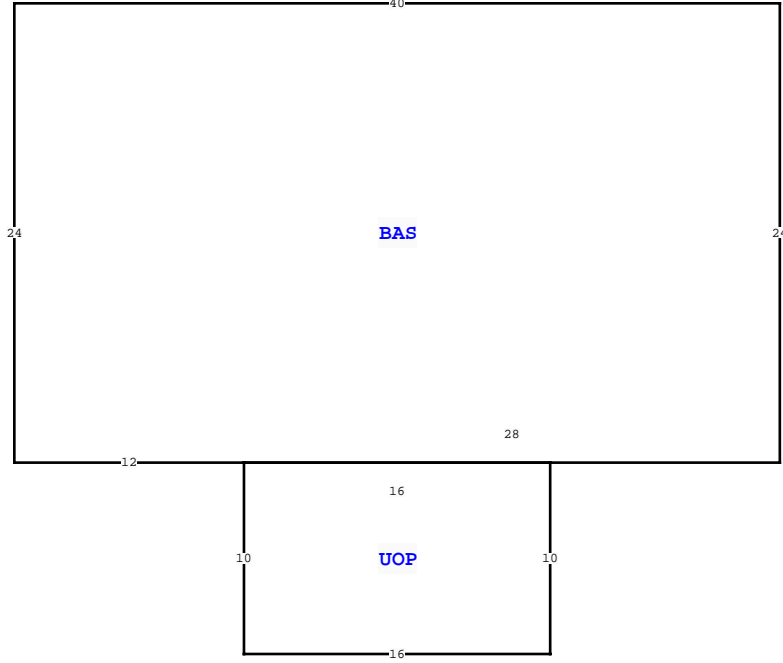




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
UOP	160	25	
TOTALS	1,120		1,000
EXTRA FEATURES		1707 SW BOBCAT DR, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0294	SHED WOOD/	0
2	9945	Well/Sept	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,000	89.0100	53.41	53,410	1975	1975	0	0	60.00	40.00
1 MOBILE HME		0% - 0	Heated Area: 960		HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	21,364		
TOTAL MARKET OB/XF VALUE	7,240		
TOTAL LAND VALUE - MARKET	18,540		
TOTAL MARKET VALUE	47,144		
SOH/AGL Deduction	10,535		
ASSESSED VALUE	36,609		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	36,609		
TOTAL JUST VALUE	47,144		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	43,024		
XFOB:1:1: CNCR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1002/0562	12/15/2003	WD	Q	I	01	15,000
GRANTOR: MELNICK						
GRANTEE: KEENE						
0872/1720	11/25/1996	WD	Q	I	01	15,000
GRANTOR: D ROBERTS						
GRANTEE: MELNICK						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W40 S24 E12 UOP= S10 E16 N10 W16\$ E28 N24\$.	

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	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	50	2003	2003	3	50	240	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,540							