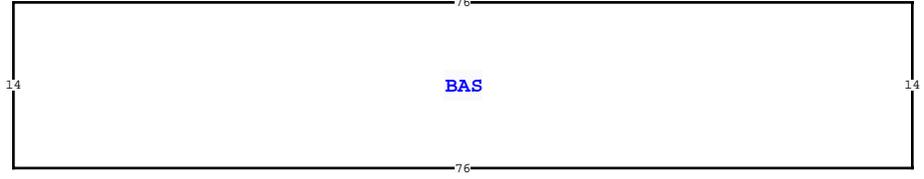


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,064	114.9000	110.30	117,359	1998	1998		0	0	45.00	55.00
1 MANUF 1 100% - 2011 Heated Area: 1064 HX Base Yr 2011												



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	32516.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	64,547
TOTALS	1,064			1,064	64,547

1635 SW SUNVIEW ST, FORT WHITE												
BLD DATE				LGL DATE				05/07/2026 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			64,547
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			138,447
SOH/AGL Deduction			78,151
ASSESSED VALUE			60,296
TOTAL EXEMPTION VALUE	HX HB		35,296
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			138,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26208	SFR	513	09/07/2007
21940	M H	322	06/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/1605	6/14/2010	WD U		I	12	59,900
GRANTOR: FRIER FINANCE INC						
GRANTEE: WAYNE A STEVENS & A						
1190/2217	2/04/2010	WD U		I	12	58,000
GRANTOR: GEORGE M & JOAN J KOR						
GRANTEE: FRIER FINANCE INC						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

TOTAL OB/XF													8,900				
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BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S14 E76 N14\$.												

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	65,000.00	65,000.00	65,000								