

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	06	06	
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
BAS	1,736	100	
TOTALS	1,736		179,232

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2025									
Heated Area: 1736						HX Base Yr 2025						
231 SW FEDERAL CT, FORT WHITE												
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 SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			179,232	
TOTAL MARKET OB/XF VALUE			13,400	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			257,632	
SOH/AGL Deduction			0	
ASSESSED VALUE			257,632	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			206,221	
TOTAL JUST VALUE			257,632	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			251,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34934	M H	626	02/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1152	7/29/2024	WD	Q	I	01	289,500
GRANTOR: DAVIS HEATHER						
GRANTEE: MERRITT JOHN M						
1397/0333	10/18/2019	WD	Q	I	01	166,500
GRANTOR: JOSEPH G & SANDRA L F						
GRANTEE: HEATHER DAVIS						

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	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	2,000	
2	0251	LEAN TO W/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	1,000	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	500	
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	1,000	
7	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	500	
8	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	500	
9	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2020	2020	3	100	400	
TOTALS													13,400			

BUILDING NOTES												
231 SW FEDERAL CT, FORT WHITE												

BUILDING DIMENSIONS												
BAS= W56 S31 E56 N31\$.												

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								