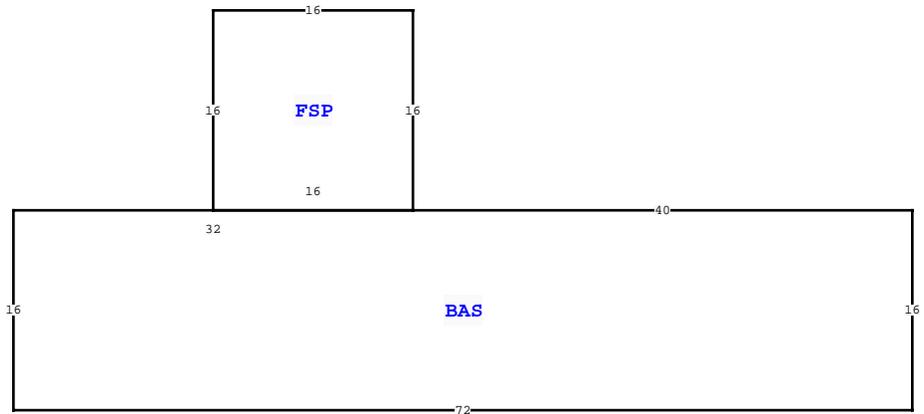


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	
20201	02	1,254	117.9000	110.83	138,981	2000	2000	0	0	45.00	55.00	
1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023												



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		02			
NEIGHBORHOOD/LOC	32516.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	70,222
FSP	256	40		102	6,218
TOTALS	1,408			1,254	76,440

246 SW FEDERAL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

TOTAL OB/XF 12,600

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	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			76,440	
TOTAL MARKET OB/XF VALUE			12,600	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			144,040	
SOH/AGL Deduction			54,756	
ASSESSED VALUE			89,284	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			37,873	
TOTAL JUST VALUE			144,040	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			144,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21734	M H	357	04/14/2004
21735	M H	357	04/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1853	12/02/2021	WD	Q	I	01	137,000
GRANTOR: JONES WILLIAM A						
GRANTEE: EVERS GLENN CLARKE						
1089/0277	5/01/2006	WD	Q	V	01	28,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: BARBARA BIRCHFIELD						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 FSP= N16 W16 S16 E16\$ W32 S16 E72 N16\$.