

ELEMENT		CD		CONSTRUCTION	
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	70		
Interior Floor	08	SHT VINYL	30		
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		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	32616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	83,082
FOP	120	35	2023	42	3,894
UOP	120	25	2023	30	2,782
TOTALS	1,136			968	89,758

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	-	2026						
Heated Area: 896						HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,758	
TOTAL MARKET OB/XF VALUE		58,140	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		257,898	
SOH/AGL Deduction		0	
ASSESSED VALUE		257,898	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		257,898	
TOTAL JUST VALUE		257,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,780	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
35613	M H	433	07/28/2017
12786	PUMP/UTPOL	30	07/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1457	12/15/2025	WD	Q	I	01	275,000
GRANTOR: FABRY TODD						
GRANTEE: CLARK LINDA K REVOC						
1485/964	2/22/2023	WD	Q	I	01	525,000
GRANTOR: SHARKEY CHARLES M						
GRANTEE: FABRY TODD						

EXTRA FEATURES		950 SW JORDAN ST, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0294	SHED WOOD/	
2	0031	BARN, MT AE	
3	0166	CONC, PAVMT	
4	9945	Well/Sept	
5	9946	Well	
6	9945	Well/Sept	
7	0060	CARPORT F	
8	0060	CARPORT F	
9	0060	CARPORT F	
10	0296	SHED METAL	

TOTAL OB/XF																	
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	0	0	3.00	UT	500.00	500.00	100	0	0	3	100	1,500	
2	0031	BARN, MT AE	0	0	18	30	540.00	UT	18.00	18.00	100	2017	2017	3	100	9,720	
3	0166	CONC, PAVMT	0	0	12	30	360.00	UT	2.00	2.00	100	2017	2017	3	100	720	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0060	CARPORT F	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
8	0060	CARPORT F	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
9	0060	CARPORT F	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
10	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
TOTALS												36,940					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W56 S16 E56 N16 \$											
FOP=[YR=2023;ORIG=-24,16] S10 E12 N10 W12 \$											
UOP=[YR=2023;ORIG=-43,-10] S10 E12 N10 W12 \$											

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	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 2 of 2										
															VALUATION BY										
															Tax Group: 3 Tax Dist: STANDARD										
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															PERMIT NUM DESCRIPTION AMT ISSUED										
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															1556/1457 12/15/2025 WD Q I 01 275,000										
															GRANTOR: FABRY TODD										
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															1485/964 2/22/2023 WD Q I 01 525,000										
															GRANTOR: SHARKEY CHARLES M										
															GRANTEE: FABRY TODD										
															BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU										

EXTRA FEATURES															TOTAL OB/XF									
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								
11	0296	SHED METAL	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200									
12	0040	BARN, POLE	0	0	50	40	2,000.00	UT	10.00	100	2023	2022		100	20,000									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV