

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2023
TOTALS	1,860		157,825

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%	2023	Heated Area: 1860		HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2023</div> </div>													
BLD DATE				XF DATE				LGL DATE			LAND DATE	04/07/2025 MLU	
INC DATE													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			157,825
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			41,250
TOTAL MARKET VALUE			209,075
SOH/AGL Deduction			0
ASSESSED VALUE			209,075
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			209,075
TOTAL JUST VALUE			209,075
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,780
LAND:1:1: RETENTION POND ON PART OF LOT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38384	M H	479	07/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1180	10/13/2022	WD	U	I	30	250,000
GRANTOR: ARMSTRONG RONALD JR						
GRANTEE: COLLINS JAQUELYN LE						
1474/70	8/19/2022	WD	U	I	34	45,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: ARMSTRONG RONALD JR						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

BUILDING NOTES													
961 SW BARON GLN, FORT WHITE													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=19,14] E60 S31 W60 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	55,000.00	41,250.00	41,250							