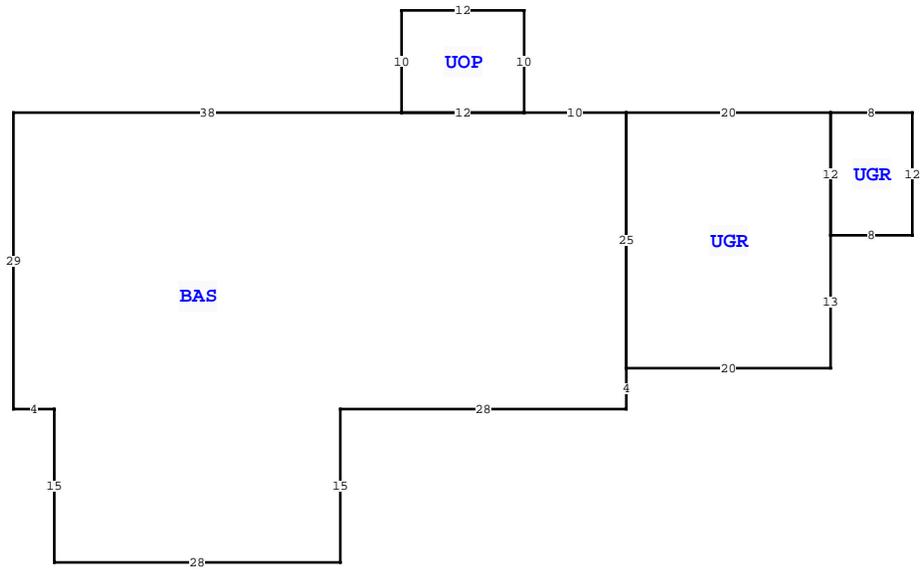


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	14 WD SHINGLE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0201 MODULAR HOME

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	2	100%	- 2021	Heated Area: 2160		HX Base Yr 2021				



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	35516.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	137,689
UGR	96	45		43	2,741
UGR	500	45		225	14,343
UOP	120	20		24	1,530
TOTALS	2,876			2,452	156,303

1140 SW MORNING STAR GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0251	LEAN TO W/	0	100	12	15	180.00	UT	5.00	5.00	100
2	0294	SHED WOOD/	0	100	15	12	180.00	UT	14.00	14.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF 18,720

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00

TOT ADJ	TOT COND	TOT DPTH FACT	TOT UNIT PRICE	TOT ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.20	1.00	1.00	65,000.00	78,000.00	78,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			156,303
TOTAL MARKET OB/XF VALUE			18,720
TOTAL LAND VALUE - MARKET			78,000
TOTAL MARKET VALUE			253,023
SOH/AGL Deduction			150,968
ASSESSED VALUE			102,055
TOTAL EXEMPTION VALUE	HX HB VX 13		102,055
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			253,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043972	Electrical Servic	0	03/21/2022
	REMODEL		01/06/2021
22357	M H	268	09/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1592	6/17/2020	WD Q	Q	I	01	195,000
GRANTOR: CAROL M FREER						
GRANTEE: JOHN D WELSH & DEBR						
1295/1816	6/01/2015	WD Q	Q	I	01	144,000
GRANTOR: LEE A WALKLEY (SINGLE						
GRANTEE: GERALD P & CAROL M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W38 S29 E4 S15 E28 N15 E28 N4 UGR= E20 N13 UGR= E8 N12 W8 S12\$ N12 W20 S25\$ N25 W10 UOP= N10 W12 S10 E12\$ W12\$.											