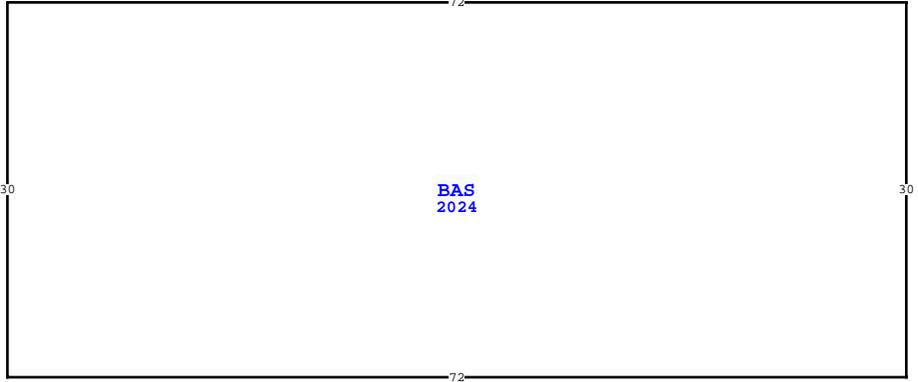


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area: 2160				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			240,193	
TOTAL MARKET OB/XF VALUE			11,300	
TOTAL LAND VALUE - MARKET			49,500	
TOTAL MARKET VALUE			300,993	
SOH/AGL Deduction			13,602	
ASSESSED VALUE			287,391	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			235,980	
TOTAL JUST VALUE			300,993	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			308,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047160	Mobile Home		05/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1830	4/22/2025	WD	U	I	12	309,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: MORGAN PAMELA						
1527/274	10/30/2024	WD	U	I	12	110,000
GRANTOR: JOHNSON CHARLES D						
GRANTEE: 21ST MORTGAGE CORPO						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	240,193
TOTALS	2,160			2,160	240,193

1198 SW BARON GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
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	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0			0.00	100	2020	2020	3	100	800	
2	9945	Well/Sept	0	100	0	0			7,000.00	100	2024	2023		100	7,000	
3	0296	SHED METAL	0	100	0	0			3,500.00	100	2024	2023		100	3,500	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=19,11] E72 S30 W72 N30 \$												

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	0.90	55,000.00	49,500.00	49,500							