

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Architctual Units	01	CONV	100 0 100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	100	25	
TOTALS	1,612		
		1,537	92,431

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: 1512			HX Base Yr			
BLD DATE						LGL DATE	05/07/2026				
XF DATE						LAND DATE	MLU				
INC DATE						AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	92,431		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	139,431		
SOH/AGL Deduction	0		
ASSESSED VALUE	139,431		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	139,431		
TOTAL JUST VALUE	139,431		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	121,612		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27280	M H	421	08/22/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1912	5/07/2025	WD	U	I	37	55,000
GRANTOR: SMITH SYBILETTE						
GRANTEE: AAC HOLDINGS LLC						
1461/1835	3/03/2022	QC	U	I	11	100
GRANTOR: SMITH EDWARD JR						
GRANTEE: SMITH SYBILETTE						

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
2	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES											
4522 SW OLD WIRE RD, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W56 S27 E22 UOP= S10 E10 N10 W10\$ E34 N27\$.											

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							