

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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		138,741

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2017		252,257	2007	2007	0	0	45.00	55.00	
Heated Area: 2356 HX Base Yr 2017												
465 SW CURTAIN LN, FORT WHITE												
BLD DATE		LGL DATE		05/07/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				172,857	
TOTAL MARKET OB/XF VALUE				29,300	
TOTAL LAND VALUE - MARKET				55,250	
TOTAL MARKET VALUE				257,407	
SOH/AGL Deduction				92,745	
ASSESSED VALUE				164,662	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				113,251	
TOTAL JUST VALUE				257,407	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				256,475	
SALE:3:1: LOT 23					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
28457	M H	487	03/30/2010		
25546	M H	454	02/19/2007		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/1549	1/20/2016	WD U	I	I	30	100
GRANTOR: MICHAEL SHORTELL (RES)						
GRANTEE: ALLSON SHORTELL, REM						
1300/1427	8/26/2015	WD U	I	I	11	100
GRANTOR: ALLISON SHORTELL AKA						
GRANTEE: MICHAEL SHORTELL						

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	0031	BARN,MT AE	0	100	30	25	750.00	UT	12.00	100	2007	2007	3	100	9,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2013	2013	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,500	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	2,800	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,800	
TOTALS													28,700			

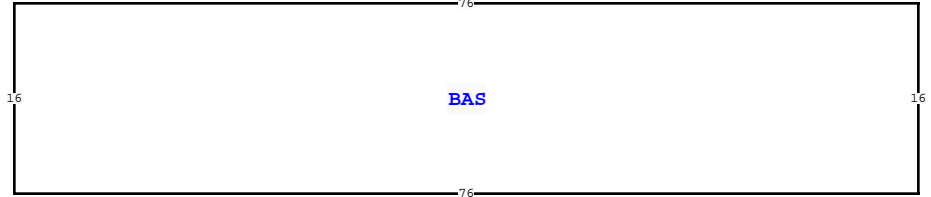
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W76 S31 E76 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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	55,250								

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	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
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0202 MOBILE HOME/M HOME
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	36515.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	116.9000	70.14	85,290	1997	1997	0	0	60.00	40.00
2 MOBILE HME 0% - 2017 Heated Area: 1216 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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TOTAL MARKET VALUE			257,407
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ASSESSED VALUE			164,662
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,251
TOTAL JUST VALUE			257,407
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,475

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	34,116
TOTALS	1,216			1,216	34,116

465 SW CURTAIN LN, FORT WHITE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1549	1/20/2016	WD	U	I	30	100
GRANTOR: MICHAEL SHORTELL (RES)						
GRANTEE: ALLSON SHORTELL, REM						
1300/1427	8/26/2015	WD	U	I	11	100
GRANTOR: ALLISON SHORTELL AKA						
GRANTEE: MICHAEL SHORTELL						

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
11	0081	DECKING WI	0	100	0	0			1.00	UT	0.00				0.00	
12	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

LAND DESCRIPTION												TOTAL OB/XF												600				
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				