

LOT 10 BLOCK A SPRING HILLS S/D.
927-1605, DC 1434-2603, PB 1435-

GAAL RHIONNA K
244 SW WALNUT PL
FORT WHITE, FL 32038

2026

36-5S-15-00488-010
VALUATION SUMMARY

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		3	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	36515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2025
TOTALS	1,620		1,620
			147,758

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%	-	2026							Heated Area: 1620	HX Base Yr 2026												
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2024	MLU	
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			147,758	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			13,000	
TOTAL MARKET VALUE			167,758	
SOH/AGL Deduction			0	
ASSESSED VALUE			167,758	
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE			116,347	
TOTAL JUST VALUE			167,758	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			198,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050178	Mobile Home		06/21/2024
000050025	Right-of-Way Acce		05/31/2024
21698	M H	357	04/05/2004
19100	M H	125	01/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1102	1/10/2025	WD Q	Q	I	01	230,000
GRANTOR: HOMETOWN INVESTORS, L						
GRANTEE: GAAL RHIONNA K						
1506/2496	1/22/2024	WD U	U	I	11	100
GRANTOR: CINERA GROUP LLC						
GRANTEE: HOMETOWN INVESTORS,						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
		3	100	7,000	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=19,16] E60 S27 W60 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	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	1.00	13,000.00	13,000.00	13,000							