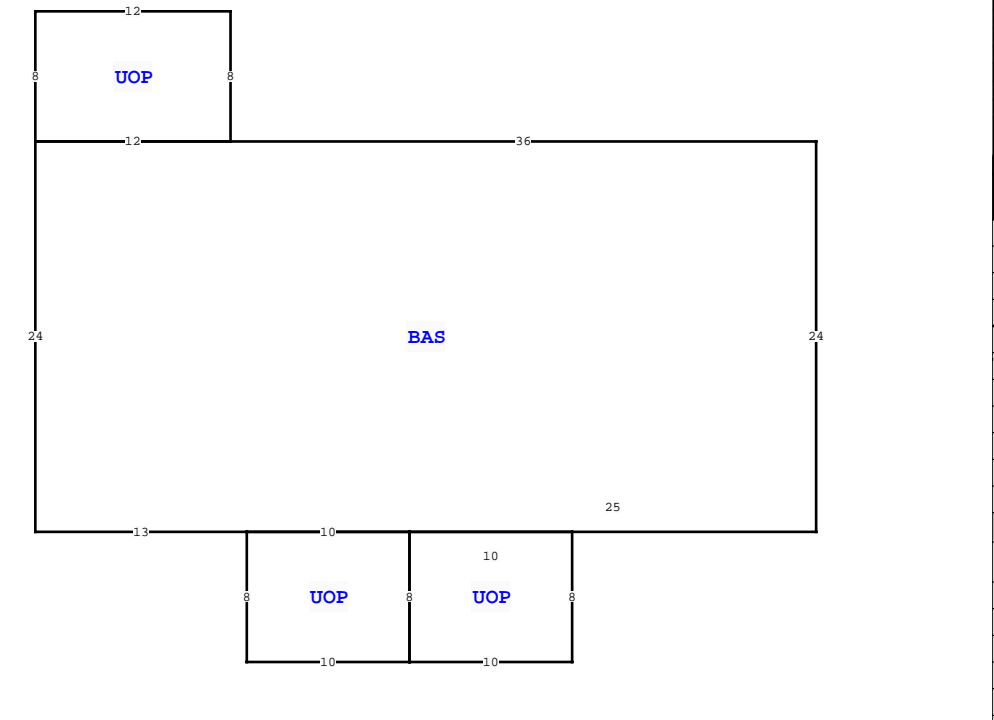


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	113.9000	68.34	83,101	1999	1999	0	0	60.00	40.00		
1 MOBILE HME 100% - 2017 Heated Area: 1152 HX Base Yr 2017													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
UOP	80	25		20	547
UOP	80	25		20	547
UOP	96	25		24	656
TOTALS	1,408			1,216	33,240

1458 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
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	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	1,000	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,000

LAND DESCRIPTION		TOTAL OB/XF 8,000																						
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	154.00	287.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	33,240		
TOTAL MARKET OB/XF VALUE	8,000		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	63,240		
SOH/AGL Deduction	21,317		
ASSESSED VALUE	41,923		
TOTAL EXEMPTION VALUE	25,000		
BASE TAXABLE VALUE	16,923		
TOTAL JUST VALUE	63,240		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	54,240		

SALE:3:1: 2 LOTS - 2 PRCLS			
SALE:2:1: SALE NOT IN LINE			
SALE:1:1: LOT 15 BLOCK B SPRING HILLS S/D			
LAND:1:1: 1.01 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053671	Electrical Servic		07/28/2025
18286	M H	125	05/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/2159	1/13/2016	QC	U	I	11	100
GRANTOR: JAMES ALEN WAINWRIGHT						
GRANTEE: BRENDA S WAINWRIGHT						
1230/0660	2/19/2012	WD	U	I	12	20,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: JAMES A & BRENDA WA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 UOP= N8 W12 S8 E12\$ W12 S24 E13 UOP= S8 E10 N8 W10\$ E10 UOP= S8 E10 N8 W10\$ E25 N24\$.	