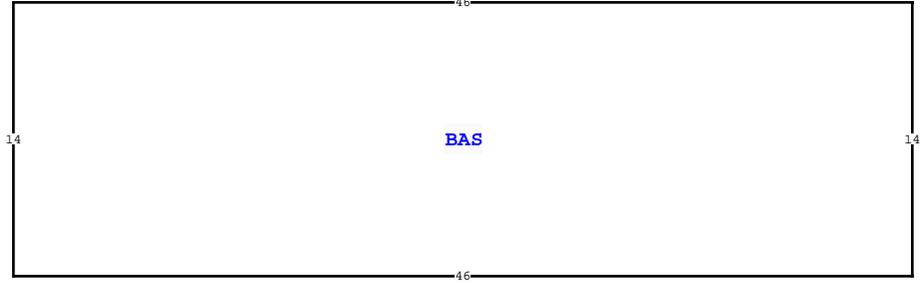


ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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		
0200	02	644	100.9000	81.73	52,634	1993	1993	0	0	45.00	55.00		
1 MANUF 1 100% - 2024 Heated Area: 644 HX Base Yr 2024													



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
BAS	644	100
TOTALS	644	28,949

196 SW CACTUS GLN, FORT WHITE

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	28,949		
TOTAL MARKET OB/XF VALUE	7,450		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	58,399		
SOH/AGL Deduction	8,460		
ASSESSED VALUE	49,939		
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE	24,939		
TOTAL JUST VALUE	58,399		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	49,757		
BLDG:1:1: SKYLINE MH (RP'D-EARL STEWART)			
SALE:4:1: 4 LOTS			
SALE:3:1: LOT 13 BLK C SPRING HILLS			
SALE:2:1: LOT 13 BLK C SPRING HILLS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7734	SFR	100	10/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1014	5/25/2023	QC	U	I	11	100
GRANTOR: MASTERSON ERIN M						
GRANTEE: MASTERSON ERIN						
1491/1012	5/23/2023	WD	U	I	35	55,000
GRANTOR: STEWART MATTHEW						
GRANTEE: MASTERSON ERIN M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W46 S14 E46 N14\$.

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		1.00	300.00	50	2005	2005	3	50	150	
2	0258	PATIO	0	100	0	0		1.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,450																

LAND DESCRIPTION																								
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	0102	C	SFR/MH	100		A-1	167.00	259.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							