



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectual Units	01	CONV	100
		0	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	2,356	100	
TOTALS	2,356		170,384

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%	- 2024							
Heated Area: 2356						HX Base Yr 2024					
269 SW PLUM CT, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/08/2026		MLU			

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			170,384	
TOTAL MARKET OB/XF VALUE			12,200	
TOTAL LAND VALUE - MARKET			22,000	
TOTAL MARKET VALUE			204,584	
SOH/AGL Deduction			109,331	
ASSESSED VALUE			95,253	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			43,842	
TOTAL JUST VALUE			204,584	
NCON VALUE			2,000	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			194,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046483	Electrical Servic	0	02/08/2023
25720	M H	409	04/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2405	4/21/2023	WD	Q	I	01	217,000
GRANTOR: DOWDY JONATHAN						
GRANTEE: SANCHEZ ANTHONY						
1325/1170	11/04/2016	WD	Q	I	01	91,500
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: JONATHAN DOWDY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2007
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2016
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	100	2026

TOTAL OB/XF												12,200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-3	165.00	276.00	1.00	LT					

BUILDING NOTES											
BAS= W76 S31 E76 N31S.											

BUILDING DIMENSIONS											
BAS= W76 S31 E76 N31S.											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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-3	165.00	276.00	1.00	LT		1.00	1.00	22,000.00	22,000.00	22,000							