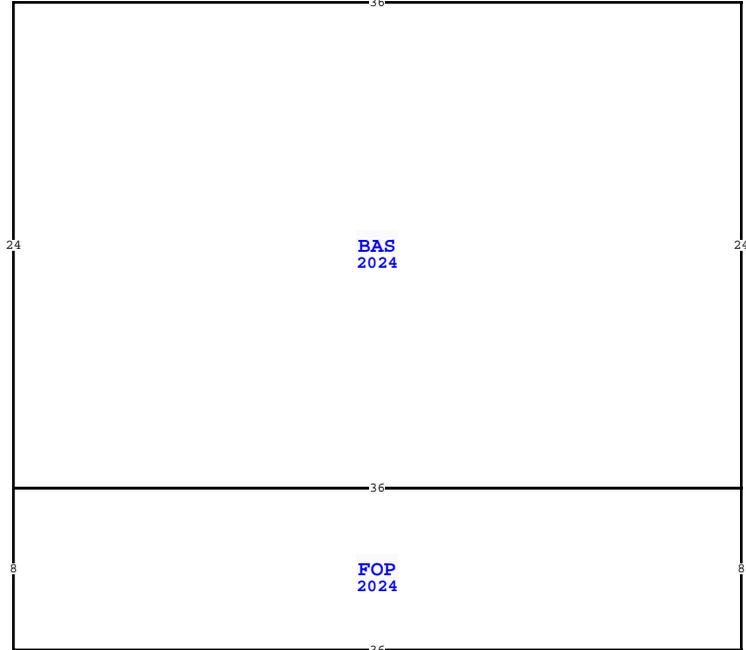




ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	45,505
FOP	288	35	2024	101	5,320
TOTALS	1,152			965	50,824

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: 864					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,824
TOTAL MARKET OB/XF VALUE			12,720
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			85,544
SOH/AGL Deduction			32,324
ASSESSED VALUE			53,220
TOTAL EXEMPTION VALUE	HX HB 13	53,220	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			85,544
NCON VALUE			5,720
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048558	Mobile Home		11/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2499	12/18/2023	WD	Q	V	03	130,000
GRANTOR: RODER KENNETH						
GRANTEE: SHAFFER ROBERT DALE						
1391/2195	8/21/2019	QC	U	V	11	12,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: KENNETH RODER						

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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	
3	0251	LEAN TO W/	0	100	0	0	UT	600.00	600.00	100	2026	2025		100	600	
4	0040	BARN, POLE	0	100	24	36	UT	4,320.00	4,320.00	100	2026	2025		100	4,320	

TOTAL OB/XF												12,720					
1568 SW SPRUCE RD, FORT WHITE												BLD DATE		LGL DATE	05/08/2026	MLU	
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=25,13] E36 S24 W36 N24 \$											
FOP=[YR=2024;ORIG=25,37] E36 S8 W36 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												12,720					
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	165.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000												