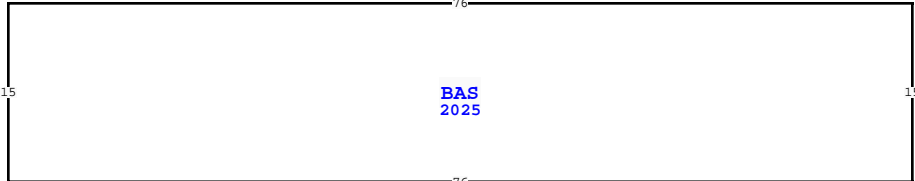


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	-	2026							Heated Area: 1140	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			134,902
TOTAL MARKET OB/XF VALUE			23,000
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			179,902
SOH/AGL Deduction			55,122
ASSESSED VALUE			124,780
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			73,369
TOTAL JUST VALUE			179,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049576	Storage Building	17,000	04/09/2024
000049174	Mobile Home		02/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1080	11/22/2005	WD	Q	V		20,000
GRANTOR: RONNIE D NORRIS						
GRANTEE: SHANE ROBBINS						
0976/0642	2/16/2003	WD	Q	V		16,500
GRANTOR: MARTIN & FREEMAN						
GRANTEE: RONNIE D NORRIS						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2025	1,140	134,902
TOTALS	1,140			1,140	134,902

1638 SW SPRUCE RD, FORT WHITE

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

BUILDING NOTES	

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		1.00	UT	7,000.00	2024	2024		100	7,000	
2	0030	BARN,MT	0	100	24	25		600.00	UT	18.00	2025	2024		100	10,800	
3	0130	CLFENCE	5	0	100	0		800.00	UT	6.50	2025	2024		100	5,200	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=17,20] E76 S15 W76 N15 \$	

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	165.00	276.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							