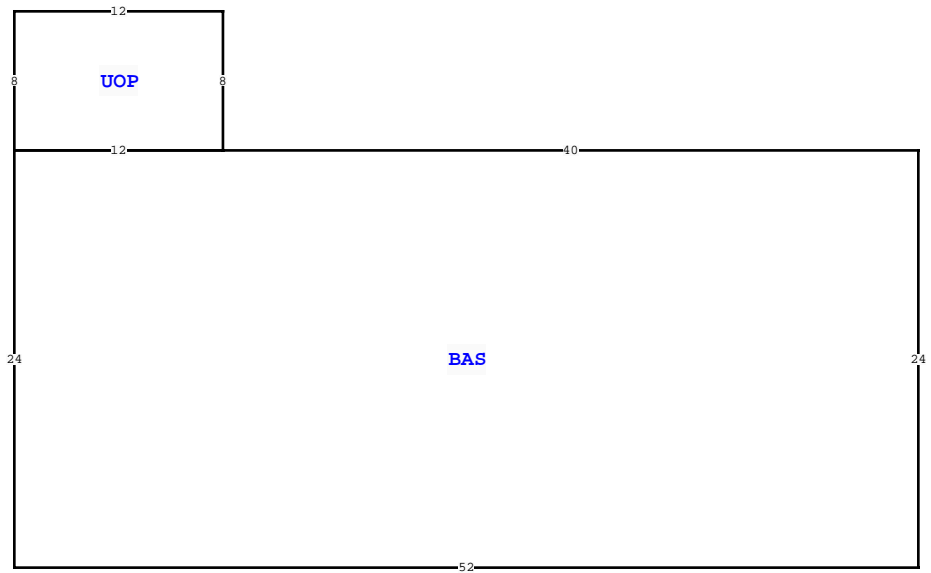


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	36515.020 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,248
UOP	96
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,248
SUBAREA MARKET VALUE	33,816
TOTALS	1,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2013		67.74	86,165	1989	1989	0	0	60.00	40.00
Heated Area: 1248 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,466
TOTAL MARKET OB/XF VALUE			9,595
TOTAL LAND VALUE - MARKET			31,200
TOTAL MARKET VALUE			75,261
SOH/AGL Deduction			18,064
ASSESSED VALUE			57,197
TOTAL EXEMPTION VALUE	HX HB		32,197
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			75,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,261
XFOB:2:1: OLD MH USED AS STORAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/136	2/24/2023		U	I	11	0
GRANTOR: KNECHT KENNETH						
GRANTEE: KNECHT KENNETH						
1485/987	2/24/2023	QC	U	I	11	100
GRANTOR: KNECHT BETTY						
GRANTEE: KNECHT KENNETH						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0031	BARN,MT AE	0	100	0	0	0	1.00	UT 0.00	1,183
2	0080	DECKING	0	100	0	0	0	256.00	UT 2.00	512
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000
4	0060	CARPORT F	0	100	0	0	0	1.00	UT 0.00	400
5	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100
6	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100
7	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100
8	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 0.00	200

TOTAL OB/XF											
9,595											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/09/2024								
INC DATE		AG DATE	MLU								

BUILDING NOTES									
1677 SW SPRUCE RD, FORT WHITE									

BUILDING DIMENSIONS									
BAS= W40 UOP= N8 W12 S8 E12\$W12 S24 E52 N24\$.									

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	306.00	299.00	2.00	LT		1.00	1.00	0.80	13,000.00	10,400.00	20,800							
2	0000	C	VAC RES	100		A-1	153.00	299.00	1.00	LT		1.00	1.00	0.80	13,000.00	10,400.00	10,400							