

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
01	FLAT 100				
01	MINIMUM 100				
06	CUST PANEL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
01	01 100				
01	01 100				
02	02				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	36515.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	21,631
TOTALS	1,458			1,458	21,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,458	61.8120	37.09	54,077	1980	1980	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1458 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		21,631	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		41,631	
SOH/AGL Deduction		559	
ASSESSED VALUE		41,072	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		41,072	
TOTAL JUST VALUE		41,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		41,631	
XFOB:2:1: SEABREEZE MH INCLUDED ON DEED (GUESS-SIZ			
LAND:1:1: 1.05 AC.			
SALE:1:1: LOT 8 BLK F SPRING HILLS INCLUDED MH			
BLDG:1:1: SEABREEZE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/319	2/02/2026	WD	Q	I	01	55,000
GRANTOR: RUSHING VALERIE						
GRANTEE: ZYNGIER DOUGLAS JOH						
1534/2641	3/16/2025	QC	U	I	11	100
GRANTOR: SCHRADER NANCY						
GRANTEE: RUSHING VALERIE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
										05/09/2024			MLU				
308 SW TAMPA GLN, FORT WHITE																	
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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		A-1	153.00	299.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W60 S24 E37 S3 E6 N3 E17 N24\$.			

TOTAL OB/XF																
7,000																