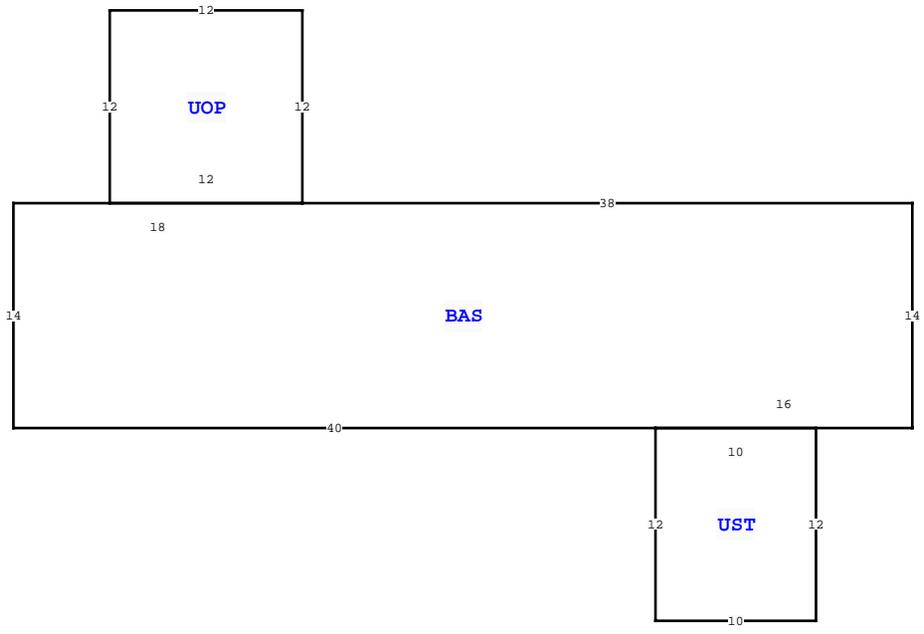


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architactual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202 MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	784	100
UOP	144	25
UST	120	45
TOTALS	1,048	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	50%	- 2023								
				Heated Area: 784			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			33,324
TOTAL MARKET OB/XF VALUE			17,750
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			74,474
SOH/AGL Deduction			1,116
ASSESSED VALUE			73,358
TOTAL EXEMPTION VALUE	HA HAB WX		22,001
BASE TAXABLE VALUE			51,357
TOTAL JUST VALUE			74,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13875	M H	75	04/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1308	7/13/2018	QC	U	I	11	100
GRANTOR: CHRISTOPHER GEORGE BO						
GRANTEE: CHRISTOPHER GEORGE						
1151/2336	6/05/2008	WD	U	I		100
GRANTOR: TERRY CURL						
GRANTEE: TERRY CURL & CHRIST						

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	0285	SALVAGE	0	50	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	
2	0296	SHED METAL	0	50	0	0	1.00	UT	800.00	800.00	25	2005	2005	3	25	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTALS															17,750		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	299.00	1.00	LT		1.00	1.00	0.90	13,000.00	11,700.00	11,700							
2	0200	C	MBL HM	50		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	13,000.00	11,700.00	11,700							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0202 MOBILE HOME/M HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	480	100
TOTALS	480	6,221

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	480	54.0000	32.40	15,552	1983	1983	0	0	60.00	40.00
3 MOBILE HME 0% - 2023			Heated Area: 480			HX Base Yr 2023					
431 SW HICKORY GLN, FORT WHITE											
BLD DATE			LGL DATE			05/09/2024 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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TOTAL JUST VALUE			74,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: CHRISTOPHER GEORGE BO						
GRANTEE: CHRISTOPHER GEORGE						
1151/2336	6/05/2008	WD	U	I		100
GRANTOR: TERRY CURL						
GRANTEE: TERRY CURL & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S10 E48 N10\$.

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
TOTALS																
480 480 6,221																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV