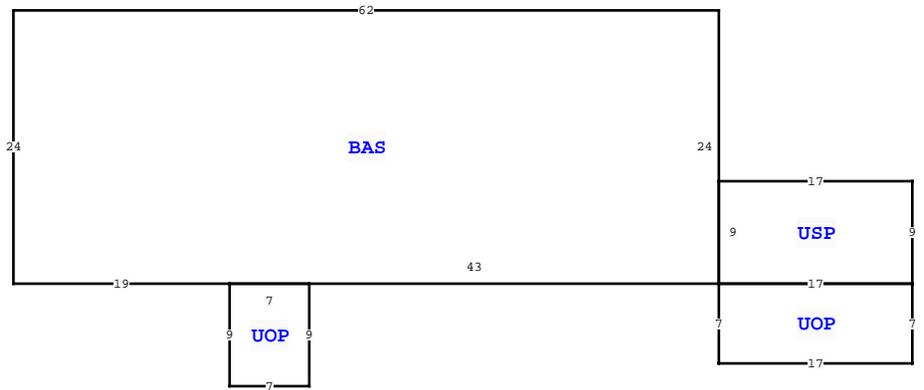


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,588	105.2100	63.13	100,250	1989	1989	0	0	60.00	40.00		
1 MOBILE HME 100% - 0 Heated Area: 1488 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
NEIGHBORHOOD/LOC	36516.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	37,575
UOP	63	25		16	404
UOP	119	25		30	758
USP	153	35		54	1,364
TOTALS	1,823			1,588	40,100

4717 SW OLD WIRE RD, FORT WHITE													
BLD DATE				LGL DATE				05/13/2024 MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,100
TOTAL MARKET OB/XF VALUE			10,740
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			62,840
SOH/AGL Deduction			30,548
ASSESSED VALUE			32,292
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			7,292
TOTAL JUST VALUE			62,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,840
BLDG:1:1: FLEE MH			
XFOB:1:1: FLEE MH			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0741/0816	8/17/1990	AS	U	V	13	0
GRANTOR: BENNY CARTER						
GRANTEE: ROBERT BOYCE						
0572/0646	8/01/1985	AG	Q	V		9,000
GRANTOR:						
GRANTEE:						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000							

REVIEW DATE 04/07/2026 BY ks Total Acres: 1.90 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/08/2026 BY SYS																								
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