

COMM SE COR OF SEC, RUN NORTH
356.91 FT, W 916.17 FT FOR
POB, CONT W 1485.12 FT TO EAST

YURMAN PATRICIA FOX
113 SW MUM GLN
FT WHITE, FL 32038

2025

14-6S-16-03824-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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		02
NEIGHBORHOOD/LOC	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	54,025
FSP	128	40	51	2,894
TOTALS	1,080		1,003	56,920

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
1	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	50	1996	1996	3
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.92	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,003	118.6000	103.18	103,490	1996	2000	0	0	45.00	55.00
1 MANUF 1 - 100% - 2018 Heated Area: 952 HX Base Yr 2018											
16 8 FSP 16 24 14 BAS 14 68											
113 SW MUM GLN, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/13/2024 MLU											

COLUMBIA COUNTY PROPERTY										
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VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 3					Tax Dist:					
BUILDING MARKET VALUE					56,920					
TOTAL MARKET OB/XF VALUE					8,125					
TOTAL LAND VALUE - MARKET					49,200					
TOTAL MARKET VALUE					114,245					
SOH/AGL Deduction					50,942					
ASSESSED VALUE					63,303					
TOTAL EXEMPTION VALUE					HX HB 38,303					
BASE TAXABLE VALUE					25,000					
TOTAL JUST VALUE					114,245					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					114,245					
XFOB:1:1: REBE MH										
SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE
1344/0219		9/01/2017		WD	Q		I		01	77,900
GRANTOR: LANCE ROSENBLATT & PA										
GRANTEE: PATRICA FOX YURMAN										
0930/0337		6/22/2001		WD	Q		I			32,000
GRANTOR: J MILLS										
GRANTEE: PRATHER & ROSENBLAT										
BUILDING NOTES										
BUILDING DIMENSIONS										
BAS= W44 FSP= N8 W16 S8 E16\$ W24 S14 E68 N14\$.										