

LOT 52 BLOCK 1 UNIT 23 THREE RIV  
670-457, WD 1198-1079, WD 1204-2

SAPP NELSON  
1079 SW KENTUCKY ST  
FORT WHITE, FL 32038

2026

00-00-00-01434-052



| BUILDING CHARACTERISTICS |    |                   |
|--------------------------|----|-------------------|
| ELEMENT                  | CD | CONSTRUCTION      |
| Exterior Wall            | 03 | BELOW AVG. 100    |
| Roof Structur            | 03 | GABLE/HIP 100     |
| Roof Cover               | 01 | MINIMUM 100       |
| Interior Wall            | 05 | DRYWALL 100       |
| Interior Floo            | 14 | CARPET 90         |
| Interior Floo            | 08 | SHT VINYL 10      |
| Air Condition            | 01 | NONE 100          |
| Heating Type             | 02 | CONVECTION 100    |
| Bedrooms                 |    | 1 100             |
| Bathrooms                |    | 1 100             |
| Stories                  | 1. | 1. 100            |
| Architectual Units       | 01 | CONV 100<br>0 100 |

|                  |                 |    |
|------------------|-----------------|----|
| Quality          | 03              | 03 |
| DOR CODE         | 0200MOBILE HOME |    |
| MAP NUM          |                 | 02 |
| NEIGHBORHOOD/LOC | 100000.23 1.00/ |    |

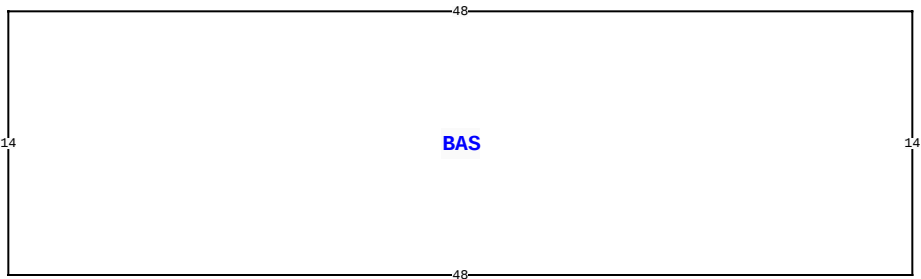
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 672              | 100         |      | 672          | 11,744               |
| TOTALS    | 672              |             |      | 672          | 11,744               |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |
| 2              | 0120       | CLFENCE 4   | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |
| 3              | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 100.00 | 400.00 | 1.00        |

REVIEW DATE 12/08/2015 BY RP

| MARKET ADJUSTMENTS                                        |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                                                      | 02  | 672       | 72.8100     | 43.69          | 29,360         | 1983 | 1983 | 0    | 0    | 60.00 | 40.00  |
| 2 MOBILE HME 100% - 2022 Heated Area: 672 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |       |        |



1079 SW KENTUCKY ST, FORT WHITE

| TOTAL OB/XF |            |             |         |   |   |       |    |          |                |
|-------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
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|-------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
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| 2           | 0120       | CLFENCE 4   | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |
| 3           | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |

Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000

| COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1              |  |  |  |  |  |  |  |  |  |

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 3              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 11,744    |
| TOTAL MARKET OB/XF VALUE  |  | 7,700     |
| TOTAL LAND VALUE - MARKET |  | 18,000    |
| TOTAL MARKET VALUE        |  | 37,444    |
| SOH/AGL Deduction         |  | 8,625     |
| ASSESSED VALUE            |  | 28,819    |
| TOTAL EXEMPTION VALUE     |  | 25,000    |
| BASE TAXABLE VALUE        |  | 3,819     |
| TOTAL JUST VALUE          |  | 37,444    |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 37,444    |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 29048      | M H         | 325 | 12/07/2010 |

| SALES DATA            |            |           |     |     |        |            |  |
|-----------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number     | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1455/57               | 12/13/2021 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: BYERS MARSHA |            |           |     |     |        |            |  |
| GRANTEE: SAPP NELSON  |            |           |     |     |        |            |  |
| 1433/2351             | 3/31/2021  | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: BYERS MARSHA |            |           |     |     |        |            |  |
| GRANTEE: SAPP NELSON  |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W48 S14 E48 N14\$. |  |  |  |  |  |  |  |  |  |

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