LOTS 1 THRU 3 & 5 THRU 13 BLOCK
16 BLOCK 4 LYING N OF CR-18 KOON
THAT PORTION OF ELLIS ST LYING B

CRB INVESTMENTS PROPERTIES LLC
7075 US 27
FORT WHITE, FL 32038

2025

00-00-00-14486-000

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 90
Interior Floo	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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

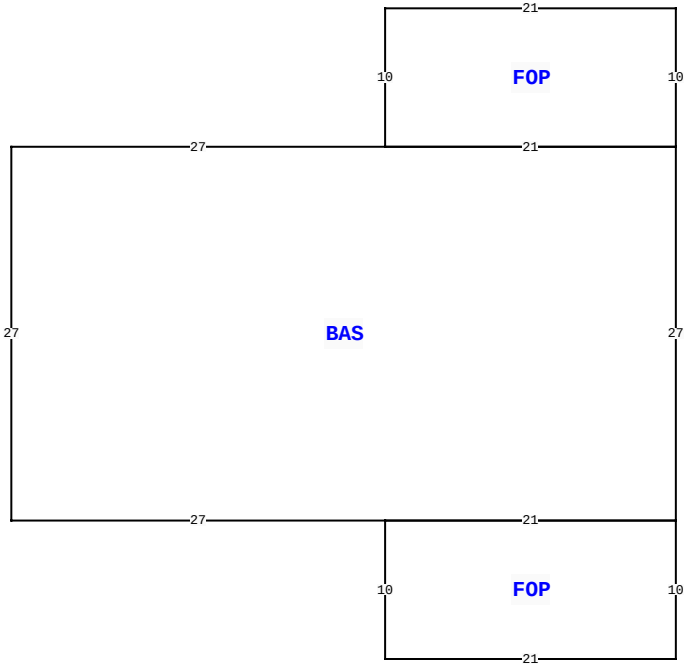
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
FOP	210	35		74	2,094
FOP	210	35		74	2,094
TOTALS	1,716			1,444	40,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,444	117.9000	70.74	102,149	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1296 HX Base Yr



6303 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,860
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	75,860
SOH/AGL Deduction	3,336
ASSESSED VALUE	72,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,524
TOTAL JUST VALUE	75,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,770

XFOB:2:1: HOMES OF MERIT MH

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/566	7/02/2025	WD	Q	I	01	220,000
GRANTOR: BLUEBERRY HILL PROPER						
GRANTEE: CRB INVESTMENTS PRO						
1441/1842	7/06/2021	WD	U	I	11	100
GRANTOR: SNIDER KEN R						
GRANTEE: BLUEBERRY HILL PROP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S27 E27 FOP= S10 E21 N10 W21$ E21 N27 FOP= N10W21 S10 E21$ W21$.

EXTRA FEATURES

LN	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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		00	0.00	0.00	2.86	AC		1.00	1.00	1.00	7,500.00	7,500.00	21,450							
2	0000	C	VAC RES	0		00	0.00	0.00	0.74	AC		1.00	1.00	1.00	7,500.00	7,500.00	5,550							

REVIEW DATE 06/18/2015 BY DF Total Acres: 3.60 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/19/2025 BY SYS