AKA LOT 1 BLOCK 10, WILSON SPRIN
PHASE 4 UNR: COMM NE COR OF SE1/
FT TO W LINE OF WILSON SPRINGS R

EUBANKS DAVID L/EUBANKS MARY ANN
39109 EMERALDA ISLAND RD
LEESBURG, FL 34788

2025

01-7S-15-01439-751

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

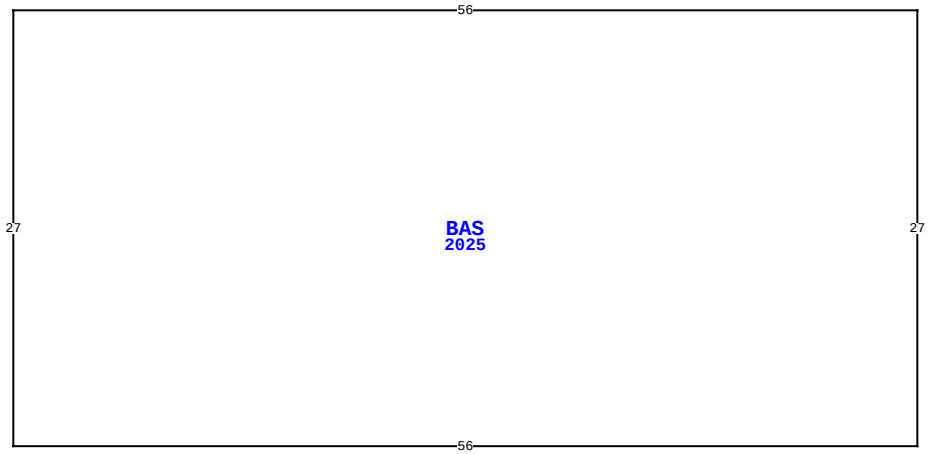
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	158,089
TOTALS	1,512			1,512	158,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	106.69	161,315	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 – 0% - 2025 Heated Area: 1512 HX Base Yr



406 SW MONUMENT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	158,089
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	13,860
TOTAL MARKET VALUE	178,949
SOH/AGL Deduction	1,881
ASSESSED VALUE	177,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,068
TOTAL JUST VALUE	178,949
NCON VALUE	165,089
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049919	Mobile Home		05/22/2024
000046342	Electrical Servic	0	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1190	9/03/2021	WD	Q	V	01	30,000
GRANTOR: GALLAGHER LAURIE M						
GRANTEE: EUBANKS DAVID L						
1373/1163	11/16/2018	WD	U	V	11	100
GRANTOR: JOSEPH D MORGAN III						
GRANTEE: LAURIE M GALLAGHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,9] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		00	0.00	0.00	0.99	AC		1.00	1.00	1.00	14,000.00	14,000.00	13,860							

REVIEW DATE 07/19/2024 BY JB Total Acres: 0.99 Total Land Value: 13,860 Market: 0 Agricultural: 0 Common: 13,860 PRINTED 04/29/2025 BY SYS