AKA N1/2 LOT 11 JOEL GLENN'S S/D
COR OF NW1/4 OF SE1/4, RUN N 318
CONT N 344.95 FT, W 658.31 FT, S

HIMES ALLEN
489 SW MURDOCK CT
FORT WHITE, FL 32038

2026

01-7S-16-04108-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

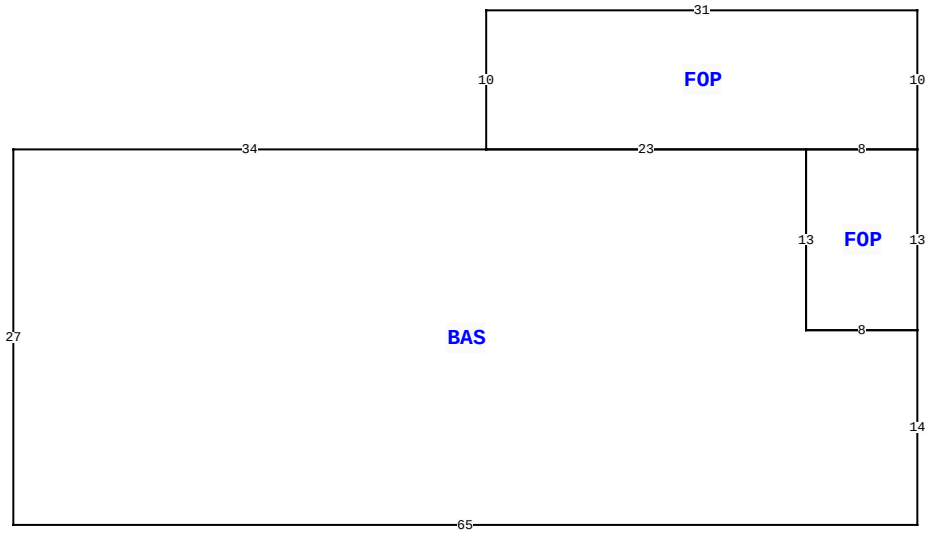
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100		1,651	145,167
FOP	104	35		36	3,166
FOP	310	35		108	9,496
TOTALS	2,065			1,795	157,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,795	118.4000	111.30	199,784	1994	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2024 Heated Area: 1651 HX Base Yr



489 SW MURDOCK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,829
TOTAL MARKET OB/XF VALUE	12,208
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	220,137
SOH/AGL Deduction	0
ASSESSED VALUE	220,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,137
TOTAL JUST VALUE	220,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12773	M H	125	07/16/1997
8374	M H	125	05/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2440	1/24/2025	WD	Q	I	01	280,000
GRANTOR: ORANDE LUIS ANTONIO						
GRANTEE: HIMES ALLEN						
1493/1108	6/22/2023	WD	Q	I	01	240,000
GRANTOR: JP LLC						
GRANTEE: ORANDE LUIS ANTONIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S27 E65 N14 W8 N13 W23 $
FOP=[ORIG=23,0] E8 N10 W31 S10 E23 $
FOP=[ORIG=31,13] N13 W8 S13 E8 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0040	BARN,POLE	0	0	0	24	576.00	UT	2.50	2.50	70	2002	2002	3	70	1,008	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 12,208

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 02/18/2025 BY TP Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/10/2025 BY SYS