LOT 22 APPALACHIE TRACE UNR: COM
SE1/4, RUN S 1097.29 FT, W 519.8
E R/W OF A PRIVATE RD, RUN N 30

SELLITTI LOUIS ANTHONY JR
42769 HIGHWAY 27 LOT 155
DAVENPORT, FL 33837

2026

03-6S-16-03766-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

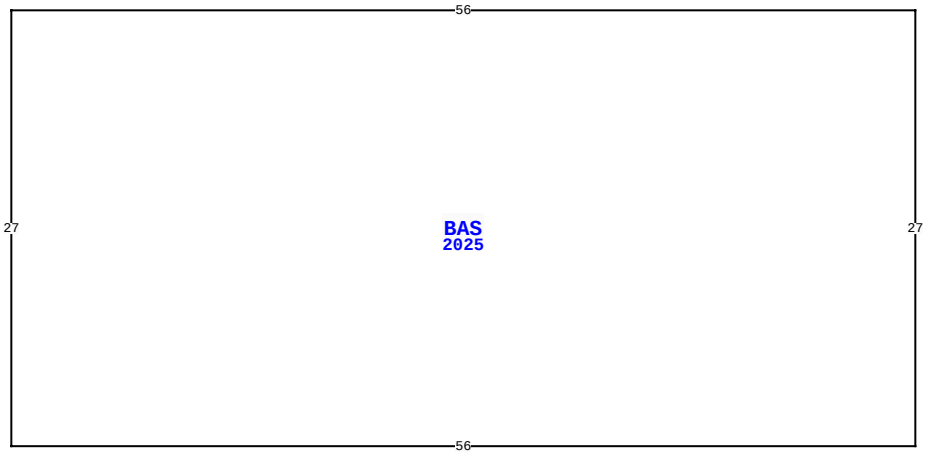
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	164,073
TOTALS	1,512			1,512	164,073

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	113.0000	111.87	169,147	2023	2023	0	0	0	3.00	97.00

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



161 SW CHIPPEWA GLN, 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	164,073
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	266,168
SOH/AGL Deduction	0
ASSESSED VALUE	266,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,168
TOTAL JUST VALUE	266,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049072	Mobile Home		01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1488	7/10/2023	WD	Q	V	01	99,000
GRANTOR: RYAN MARK A						
GRANTEE: SELLITTI LOUIS ANTH						
1134/1198	10/18/2007	WD	Q	V		70,000
GRANTOR: RICHARD & ANN OTTUM						
GRANTEE: MARK & LAURIE RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,15] 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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 05/21/2024 BY randall Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS