

COMM SE COR OF SW1/4 OF NW1/4, W  
 POB, CONT W 286.54 FT, N 260 FT,  
 260 FT TO POB.

LAVAN ANNA  
 P O BOX 586  
 FORT WHITE, FL 32038-0586

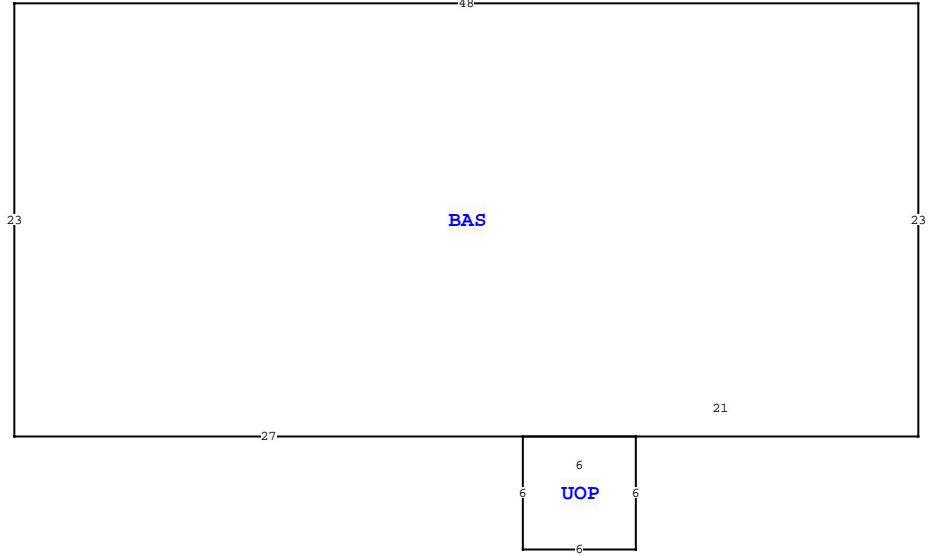
2025

03-7S-16-04120-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	3716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
UOP	36	25	
TOTALS	1,140		1,113 29,089

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2000		65.34	72,723	1991	1991	0	0	60.00	40.00
			Heated Area: 1104			HX Base Yr 2000					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,089
TOTAL MARKET OB/XF VALUE			8,344
TOTAL LAND VALUE - MARKET			23,940
TOTAL MARKET VALUE			61,373
SOH/AGL Deduction			29,229
ASSESSED VALUE			32,144
TOTAL EXEMPTION VALUE	HX HB WX	30,000	
BASE TAXABLE VALUE			2,144
TOTAL JUST VALUE			61,373
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,488
SALE:1:1: 1.71 AC (FAMILY TRANSACTION)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/0594	5/16/2001	QC	U	I		100
GRANTOR: MELISSA M & RYAN STEF						
GRANTEE: MICHAEL LAVAN						
0929/0592	5/16/2001	QC	U	I		100
GRANTOR: MELISSA M & RYAN STEF						
GRANTEE: DOUGLAS JONES (CLEA						

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0 100	16	28	448.00	UT	7.50	7.50	40	1998	1998	3	40	1,344	
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS															8,344	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.71	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,940							