A STRIP 240 FT WIDE OFF E SIDE
OF SW1/4 OF SE1/4.
DB 37-007, 552-295,

MOSLEY J E
1817 NW 6TH AVE
POMPANO, FL 33060

2026

04-7S-16-04134-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

354 SW MAGELLAN CT, 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	0
TOTAL MARKET OB/XF VALUE	7,624
TOTAL LAND VALUE - MARKET	68,875
TOTAL MARKET VALUE	76,499
SOH/AGL Deduction	16,550
ASSESSED VALUE	59,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,949
TOTAL JUST VALUE	76,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,499

BLDG:1:1: NOBI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15208	M H	125	03/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0255	MBL HOME S	0	0	12	52	624.00	UT	1.00	1.00	100	2002	2002	3	100	624	
2	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 7,624

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	0700	C	MISC RES	0		A-1	0.00	0.00	7.25	AC		1.00	1.00	1.00	9,500.00	9,500.00	68,875							

REVIEW DATE 06/18/2015 BY TW Total Acres: 7.25 Total Land Value: 68,875 Market: 0 Agricultural: 0 Common: 68,875 PRINTED 11/19/2025 BY SYS