

COMM AT SW COR OF SW 1/4, RUN E
R/W LINE OF MORRELL RD, RUN N AL
FT, CONT ALONG R/W N 12 DEG W 20

SWART GAIL/SWART JOHN
P O BOX 850
WHITE SPRINGS, FL 32096-0850

2026

11-2S-16-01593-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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		03
NEIGHBORHOOD/LOC	11216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
UOP	160	25		40	2,356
UOP	360	25		90	5,300

TOTALS	2,572			2,182	128,495
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0 100	12	24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
6	0070	CARPORT UF	0 100	12	25	700.00	UT	2.00	2.00	100	2008	2008	3	100	1,400	
7	0296	SHED METAL	0 100	10	20	200.00	UT	11.00	11.00	100	2008	2008	3	100	2,200	
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
10	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	0200	C	MBL HM	100	
2	0700	C	MISC RES	100	

REVIEW DATE 05/16/2023 BY jerry Total Acres: 7.08 Total Land Value: 49,560 Market: 0 Agricultural: 0 Common: 49,560 PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND			
0201	02	2,182	113.9000	107.07	233,627	2004	2004	0	0	0	45.00	55.00			
1 MANUF 1		100% - 2005		Heated Area: 2052								HX Base Yr 2005			

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										128,495		
TOTAL MARKET OB/XF VALUE										21,856		
TOTAL LAND VALUE - MARKET										49,560		
TOTAL MARKET VALUE										199,911		
SOH/AGL Deduction										74,861		
ASSESSED VALUE										125,050		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										74,328		
TOTAL JUST VALUE										199,911		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										199,911		
SALE:4:1: SALE FOR 10 AC												
SALE:3:1: 31.93 ACRES												
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
000054375				Electrical Servic						10/30/2025		
000045899				Electrical Servic				0		11/14/2022		
000042825				Roof Replacement				8,000		09/24/2021		
35222				PUMP/UTPOL				50		04/21/2017		
21612				M H				375		03/12/2004		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1553/2231		11/07/2025		QC	U	I	11	100				
GRANTOR: SWART JOHN												
GRANTEE: SWART GAIL												
1207/0528		12/13/2010		QC	U	V	11	100				
GRANTOR: COUSINEAU												
GRANTEE: SWART												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W30 UOP= N8 W20 S8 E20\$ W46 S27 E20 UOP= S12 E30 N12 W30\$ E56 N27\$.												

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