COMM SW COR, RUN E 798.60 FT FOR 334.99 FT, N 1301.52 FT, W 334.9 FT TO POB. (AKA LOT 45 CROSS ROA

MELTON JEFFREY/MELTON CALLEN
710 SW SCOUT GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

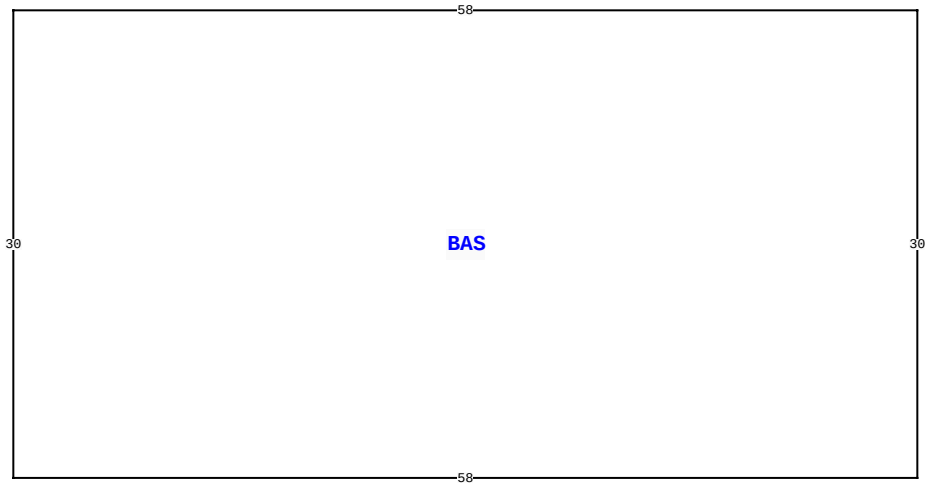
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	12616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	172,646
TOTALS	1,740			1,740	172,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,740	113.5000	106.69	185,641	2021	2021	0	0	0	7.00	93.00

1 MANUF 1 100% - 2025 Heated Area: 1740 HX Base Yr 2025



710 SW SCOUT 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		172,646
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		276,741
SOH/AGL Deduction		0
ASSESSED VALUE		276,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,019
TOTAL JUST VALUE		276,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043003	Mobile Home		10/21/2021
000042211	Electrical Servic	0	06/24/2021
19305	PUMP/UTPOL	30	03/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2657	9/16/2024	WD	Q	I	01	369,900
GRANTOR: NEIDERT TIMOTHY						
GRANTEE: MELTON JEFFREY						
1439/215	5/20/2021	WD	Q	V	01	68,000
GRANTOR: ALLEYNE VERONICA G						
GRANTEE: NEIDERT TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,11] E58 S30 W58 N30 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 01/02/2025 BY TP Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/07/2025 BY SYS