

LOT 6 REDFIELD S/D.  
786-049, 810-1194, 817-2255, 105

RIVERS THEOPHILUS  
4469 SW US HIGHWAY 27  
FORT WHITE, FL 32038-8215

2026

12-7S-16-04182-956



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 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          |                  | MKT AREA         | 02    |
| NEIGHBORHOOD/LOC |                  | 12716.040        | 1.00/ |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR  |
| BAS              | 1,890            | 100              |       |
| UOP              | 144              | 25               |       |
| UOP              | 160              | 25               |       |
| TOTALS           | 2,194            |                  |       |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       |
| 2              | 0031       | BARN,MT AE  | 0 100   | 18 | 30 | 540.00 | UT | 10.00    | 10.00          |
| 3              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       |
| 4              | 0060       | CARPORT F   | 0 100   | 20 | 30 | 600.00 | UT | 3.50     | 3.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0102     | C   | SFR/MH               | 100 |     | 00       | 0.00  | 0.00  | 4.10        |

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0800                                                       | 02  | 1,966     | 115.9000    | 69.54          | 136,716        | 1996 | 1996 | 0    | 0    | 0 60.00 | 40.00  |
| 1 MOBILE HME 100% - 1997 Heated Area: 1890 HX Base Yr 1997 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |
| 4469 SW US HIGHWAY 27 , FORT WHITE                         |     |           |             |                |                |      |      |      |      |         |        |

|            |  |           |  |
|------------|--|-----------|--|
| BLD DATE   |  | LGL DATE  |  |
| XF DATE    |  | LAND DATE |  |
| INC DATE   |  | AG DATE   |  |
| 05/14/2024 |  | MLU       |  |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| 3                         |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 54,686    |  |
| TOTAL MARKET OB/XF VALUE  |  | 15,700    |  |
| TOTAL LAND VALUE - MARKET |  | 32,800    |  |
| TOTAL MARKET VALUE        |  | 103,186   |  |
| SOH/AGL Deduction         |  | 34,436    |  |
| ASSESSED VALUE            |  | 68,750    |  |
| TOTAL EXEMPTION VALUE     |  | 43,750    |  |
| BASE TAXABLE VALUE        |  | 25,000    |  |
| TOTAL JUST VALUE          |  | 103,186   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 103,186   |  |

|                              |             |     |            |
|------------------------------|-------------|-----|------------|
| SALE:2:1: LOT 6 REDFIELD S/D |             |     |            |
|                              |             |     |            |
|                              |             |     |            |
|                              |             |     |            |
| PERMIT NUM                   | DESCRIPTION | AMT | ISSUED     |
| 10885                        | M H         | 125 | 03/13/1996 |
|                              |             |     |            |
|                              |             |     |            |
|                              |             |     |            |
|                              |             |     |            |
|                              |             |     |            |
|                              |             |     |            |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1515/1131                      | 5/29/2024 | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: RIVERS THEOPHILUS     |           |           |     |     |        |            |  |
| GRANTEE: RIVERS THEOPHILUS     |           |           |     |     |        |            |  |
| 1276/0301                      | 6/17/2014 | WD U      | I   | I   | 30     | 100        |  |
| GRANTOR: THEOPHILUS & JENNIFER |           |           |     |     |        |            |  |
| GRANTEE: THEOPHILUS & JENNIF   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W54 UOP= N10 W16 S10 E16\$ W16 S27 E28 UOP= S12 E12 N12 W12\$ E42 N27\$. |  |  |  |  |  |  |  |  |  |