COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 560 FT, W 780.34
FT, E 779.52 FT TO POB, EX 5.015

MERA SUSAN S
460 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

13-7S-16-04203-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

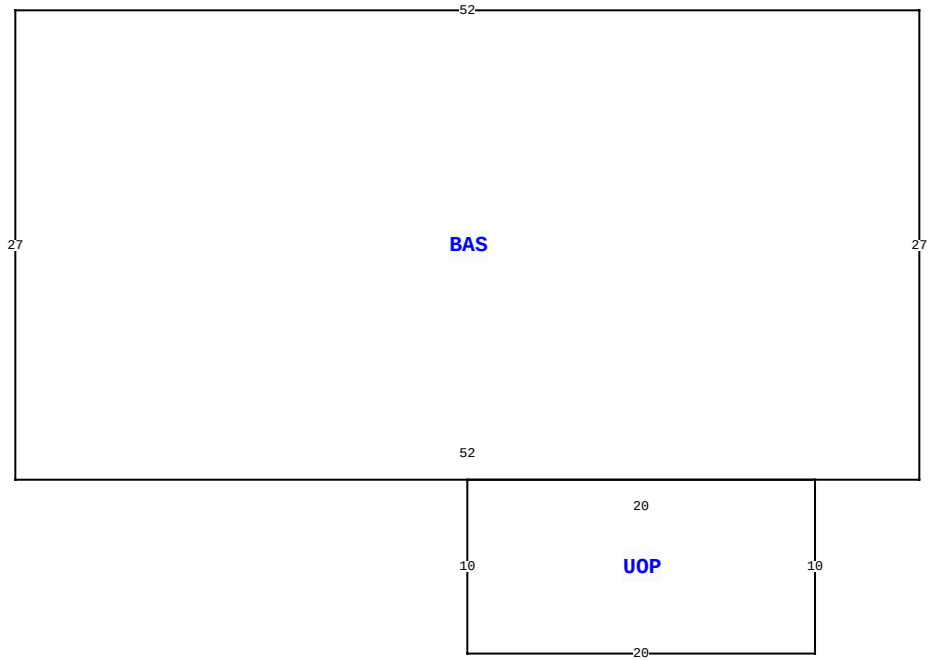
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	02	MIN PLYWD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	33,096
UOP	200	25		50	1,179
TOTALS	1,604			1,454	34,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,454	45.6000	42.86	62,318	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1404 HX Base Yr 2022



460 SW SPIRIT AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,275
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,150
TOTAL MARKET VALUE		91,425
SOH/AGL Deduction		21,291
ASSESSED VALUE		70,134
TOTAL EXEMPTION VALUE	HX HB	45,134
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17814	M H	125	01/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/2340	5/25/2021	LE	U	V	14	100
GRANTOR: MERA SUSAN S						
GRANTEE: MERA HEATHER MICHEL						
1436/2095	4/12/2021	WD	Q	V	03	32,000
GRANTOR: FLYING FARMER LLC						
GRANTEE: MERA SUSAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,12] E52 S27 W52 N27 $
UOP=[ORIG=44,39] E20 S10 W20 N10 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,150							

REVIEW DATE 11/12/2021 BY JB Total Acres: 5.02 Total Land Value: 50,150 Market: 0 Agricultural: 0 Common: 50,150 PRINTED 11/19/2025 BY SYS