COMM AT SW COR OF SW1/4, N 394.4
CONT N 373.41 FT, E 764.81 FT, S
764.27 FT TO POB.

FLINT MELISA K
500 SW POLARIS TER
FORT WHITE, FL 32038

2026

13-7S-16-04203-016

BUILDING CHARACTERISTICS

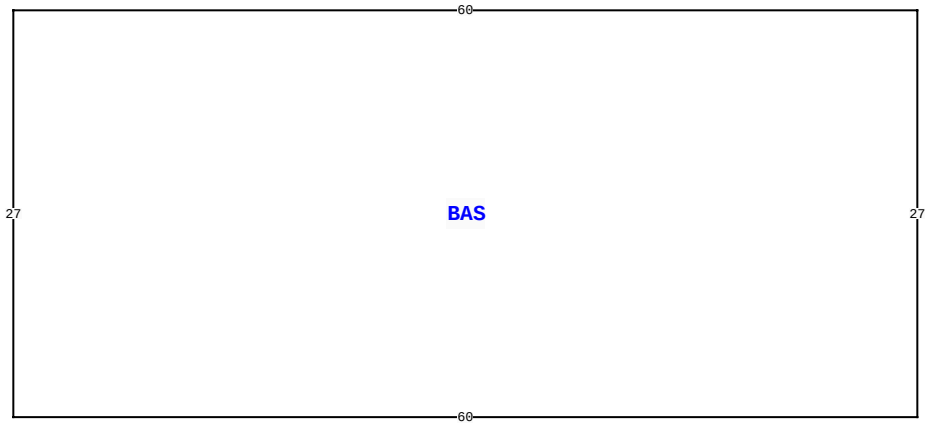
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	112,345
TOTALS	1,620			1,620	112,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.5000	106.69	172,838	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1620 HX Base Yr 2025



500 SW POLARIS TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,345
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		65,500
TOTAL MARKET VALUE		192,945
SOH/AGL Deduction		0
ASSESSED VALUE		192,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,223
TOTAL JUST VALUE		192,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32930	M H	532	05/01/2015
28652	M H	491	06/14/2010
24949	M H	296	09/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1418/2772	9/04/2020	WD	Q	V	01	69,900
GRANTOR: EAGLE ASSETS LLC						
GRANTEE: MELISA K FLINT						
1162/1284	11/16/2008	WD	Q	V	01	100
GRANTOR: THOMAS & MARK SULLIVA						
GRANTEE: EAGLE ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,11] E60 S27 W60 N27 $
.

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	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2022	2021		100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2022	2021		100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2022	2021		100	1,400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

LAND DESCRIPTION

TOTAL OB/XF 15,100

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	6.55	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,500							

REVIEW DATE 09/14/2021 BY JB Total Acres: 6.55 Total Land Value: 65,500 Market: 0 Agricultural: 0 Common: 65,500 PRINTED 11/19/2025 BY SYS