COMM SE COR OF SEC, RUN NORTH
356.91 FT, W 916.17 FT FOR
POB, CONT W 1485.12 FT TO EAST

YURMAN PATRICIA FOX
113 SW MUM GLN
FT WHITE, FL 32038

2026

14-6S-16-03824-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

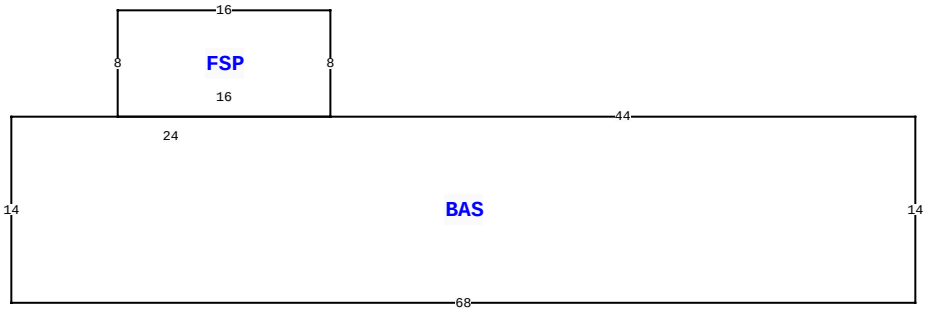
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	58,371
FSP	128	40		51	3,127
TOTALS	1,080			1,003	61,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,003	118.6000	111.48	111,814	1996	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 952 HX Base Yr 2018



113 SW MUM GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,498
TOTAL MARKET OB/XF VALUE		8,125
TOTAL LAND VALUE - MARKET		49,200
TOTAL MARKET VALUE		118,823
SOH/AGL Deduction		53,685
ASSESSED VALUE		65,138
TOTAL EXEMPTION VALUE	HX HB	40,138
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,823

XFOB:1:1: REBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10728	M H	125	02/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0219	9/01/2017	WD	Q	I	01	77,900
GRANTOR: LANCE ROSENBLATT & PA						
GRANTEE: PATRICA FOX YURMAN						
0930/0337	6/22/2001	WD	Q	I		32,000
GRANTOR: J MILLS						
GRANTEE: PRATHER & ROSENBLAT						

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	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	50	1996	1996	3	50	375	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= N8 W16 S8 E16$ W24 S14 E68 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,125

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	4.92	AC		1.00	1.00	1.00	10,000.00	10,000.00	49,200							

REVIEW DATE 05/21/2015 BY TW Total Acres: 4.92 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 10/03/2025 BY SYS