LOT 3 BLOCK A ICHETUCKNEE PINES

629-744, 711-101, 747-853, 779-1

LYNCH EDWARD A
1805 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

16-6S-16-03832-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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

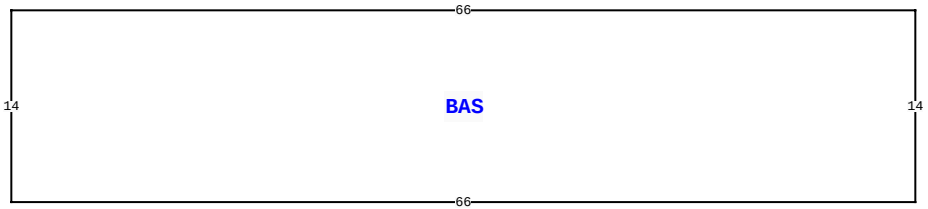
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,372
TOTALS	924			924	24,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	109.9000	65.94	60,929	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



5189 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	24,372
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	89,372
SOH/AGL Deduction	0
ASSESSED VALUE	89,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,372
TOTAL JUST VALUE	89,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,372

XFOB:1:1: FLEETWOOD WEST ID#AFLWE1AH277500254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35580	RECONNECT	75	07/19/2017
20018	RECONNECT	50	10/07/2002
14314	M H	125	07/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1109	11/03/2023	WD	Q	I	01	100,000
GRANTOR: HACKETT DEAN						
GRANTEE: LYNCH EDWARD A						
1337/0948	5/19/2017	QC	U	I	11	10,000
GRANTOR: DANA M OSER						
GRANTEE: DEAN & LYNN L HACKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/13/2023 BY TP Total Acres: 4.32 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS