COMM NE COR, RUN W 1396.56 FT, W
24 DEG W 229.11 FT, E 1320.30 FT
800 FT, S 375 FT, W 50 FT FOR PO

CEDRAS MICHAEL BRANDON
244 SW BEETLE GLN
FORT WHITE, FL 32038

2026

17-6S-16-03842-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

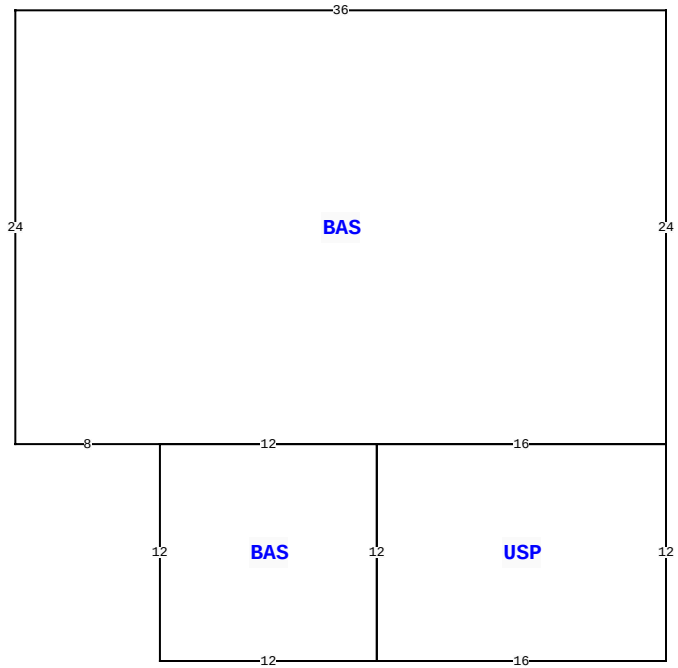
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	17616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	8,584
BAS	864	100		864	51,502
USP	192	35		67	3,994
TOTALS	1,200			1,075	64,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,075	115.3000	108.38	116,508	2002	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1008 HX Base Yr



244 SW BEETLE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,079
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	81,079
SOH/AGL Deduction	0
ASSESSED VALUE	81,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,079
TOTAL JUST VALUE	81,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050867	Roof Replacement	5,300	09/19/2024
18956	M H	125	11/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1913	8/24/2024	QC	U	I	11	100
GRANTOR: CEDRAS MARSHA L						
GRANTEE: CEDRAS MICHAEL BRAN						
0897/2178	2/25/2000	WD	Q	V		7,500
GRANTOR: MUSKEWITZ'S						
GRANTEE: M CEDRAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E8 BAS= S12 E12 N12 W12$ E12 USP= S12 E16 N12 W16$ E16 N24$.

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	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 11/19/2024 BY JS Total Acres: 1.49 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/07/2025 BY SYS