

S1/2 OF THE FOLLOWING: COMM
NE COR OF SEC, RUN S 1292.67
FT FOR POB, CONT S 625.16 FT,

WALDRON JOHN L
6827 27TH RD
WHITE SPRINGS, FL 32096

2026

18-4S-16-03054-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural Units	01	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	16,052
BAS	1,152	100		1,152	29,634
FST	312	55		172	4,424
UOP	48	25		12	309
UOP	576	25		144	3,704
TOTALS	2,712			2,104	54,123

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	0		00	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,104	107.1900	64.31	135,308	1997	1997	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1776 HX Base Yr											
401 SW RAMON CT, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
8,450											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		54,123	
TOTAL MARKET OB/XF VALUE		8,450	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		117,573	
SOH/AGL Deduction		6,421	
ASSESSED VALUE		111,152	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,152	
TOTAL JUST VALUE		117,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12314	M H	125	03/24/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0881/1265	5/19/1999	WD	Q	I		55,000	
GRANTOR: GREENTREE FINANCIAL							
GRANTEE: J WALDRON (1997 DW							
0872/0888	12/15/1998	CT	Q	I	01	100	
GRANTOR: CLERK OF COURT							
GRANTEE: GREENTREE FINANCIAL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W17 W31 S24 E12 UOP= S6 E8 N6W8\$ E36 BAS= E26 N24 W26 S24\$ N24 FST= E26 N12 W26 S12\$ UOP= N12 W48 S12 E48\$.											