LOT 70 CEDAR SPRING SHORES REPLA
391-178, 629-435, 758-1613, 857-

ADVANTA IRA SERVICES, LLC/FBO THOMAS A BURKE
13191 STARKEY RD, STE 2
LARGO, FL 33773

2026

18-7S-16-04236-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

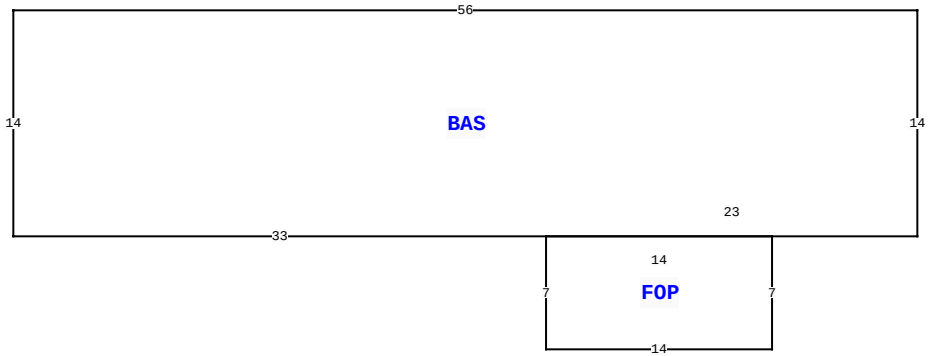
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	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	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	22,184
FOP	98	35		34	962
TOTALS	882			818	23,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	818	117.9000	70.74	57,865	1983	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr



162 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,146
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	55,246
SOH/AGL Deduction	0
ASSESSED VALUE	55,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,246
TOTAL JUST VALUE	55,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,246

LAND:1:1: 1.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13913	M H	125	04/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/2201	6/07/2024	WD	Q	I	01	81,000
GRANTOR: DAIKER LANA I						
GRANTEE: ADVANTA IRA SERVICE						
1516/810	5/22/2024	PR	U	I	19	0
GRANTOR: DAIKER LANA I AS PR F						
GRANTEE: DAIKER LANA I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E33 FOP= S7 E14 N7 W14$ E23 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	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 7,100

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/18/2024 BY TP Total Acres: 1.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 10/06/2025 BY SYS