

COMM NW COR OF SW1/4 OF SW1/4, R  
TO W R/W OF TURNER RD, CONT E 34  
CONT E 243.90 FT, SE 245.18 FT,

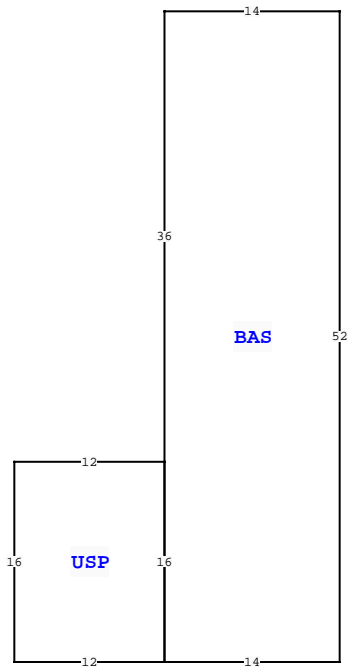
WHITT SANDRA  
C/O JOHN SUTTON, 224 NW PINELLAS CT  
LAKE CITY, FL 32055

**2025**

22-3S-16-02265-002  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	728	100
USP	192	35
TOTALS	920	795

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	795	49.2000	29.52	23,468	1980	1980	0	0	60.00	40.00		
3 MOBILE HME - 0% - 0 Heated Area: 728 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				9,387		
TOTAL MARKET OB/XF VALUE				10,000		
TOTAL LAND VALUE - MARKET				15,261		
TOTAL MARKET VALUE				34,648		
SOH/AGL Deduction				3,734		
ASSESSED VALUE				30,914		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				30,914		
TOTAL JUST VALUE				34,648		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				32,791		
SALE:1:1: LOTS 7, 8 & 9 LEON MCCALLS SURVEY EX PT						
PERMIT NUM DESCRIPTION AMT ISSUED						
29562	M H		395	07/19/2011		
17427	M H		125	09/15/2000		
14624	M H		125	10/15/1998		
14324	M H		125	07/29/1998		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/1972	10/31/2008	WD	Q	I	03	13,600
GRANTOR: LEON & VERA MCCALL						
GRANTEE: SANDRA WHITT						
0750/0247	8/27/1991	WD	Q	V		10,000
GRANTOR: HAZEL SECKNER						
GRANTEE: LEON MCCALL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W14 S36 USP= W12 S16 E12 N16\$ S16 E14 N52\$.						

EXTRA FEATURES																	
L N	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	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000		
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		
TOTALS														920	795	9,387	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	9630	C	SWAMP	0		RSF/MH	0.00	0.00	2.61	AC		1.00	1.00	1.00	100.00	100.00	261							