COMM SE COR, RUN W 200 FT FOR PO FT, N 210 FT, W 151.77 FT, N 454 FT, S 21 DEG E 716.85 FT TO POB.

CAD HOMES AND LAND LLC
3023 NW 244TH STREET
NEW BERRY, FL 32669

2026

23-7S-16-04303-000

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 100
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		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

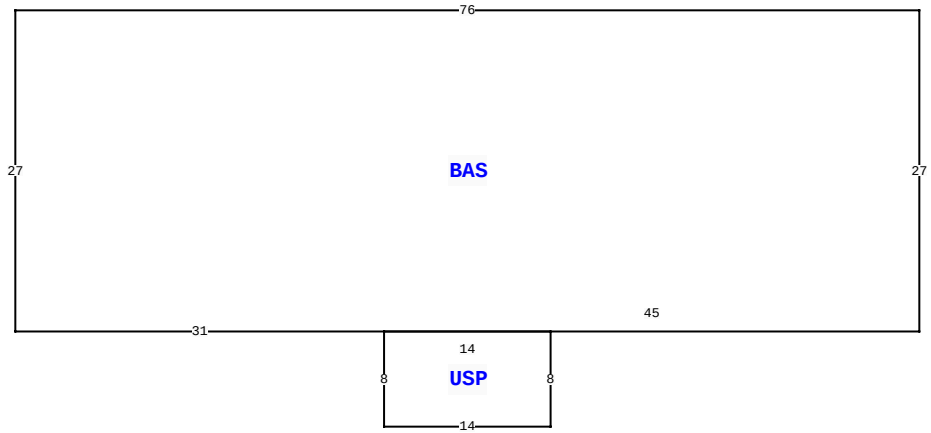
NEIGHBORHOOD/LOC 23716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	122,961
USP	112	35		39	2,337
TOTALS	2,164			2,091	125,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,091	115.9000	108.95	227,814	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 2052 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,298
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	36,210
TOTAL MARKET VALUE	171,208
SOH/AGL Deduction	0
ASSESSED VALUE	171,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,208
TOTAL JUST VALUE	171,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25538	M H	275	02/16/2007
23375	M H	0	07/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1773	4/28/2022	QC	U	I	11	100
GRANTOR: THE REVOCABLE INTER-V						
GRANTEE: CAD HOMES AND LAND						
1464/710	4/05/2022	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: REVOCABLE INTER-VIV						

399 SW NORMANDY DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

BUILDING DIMENSIONS

BAS= W76 S27 E31 USP= S8 E14 N8 W14$ E45 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	4.26	AC		1.00	1.00	0.85	10,000.00	8,500.00	36,210							

REVIEW DATE 07/09/2015 BY DF Total Acres: 4.26 Total Land Value: 36,210 Market: 0 Agricultural: 0 Common: 36,210 PRINTED 11/19/2025 BY SYS