

COMM AT THE NE COR OF W1/2 OF SE
663.87 FT TO POB, S 632.99 FT TO
CUMORAH HILL ST, W 330.59 FT, N

VAN MERSBERGEN MARION RAY/VAN MERSBERGEN JULIA ACQ
1168 SW CUMORAH HILL RD
FORT WHITE, FL 32038

2026

24-6S-16-03934-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	04 04		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	50,327
TOTALS	924			924	50,327

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.97
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.03

REVIEW DATE 08/06/2019 BY RP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	924	105.3550	99.03	91,504	2004	2004	0	0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr													
14 BAS 66													
1223 SW CUMMORAH HILL, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2024 MLU													

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF															7,000	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
A-1	0.00	0.00	4.97	AC		1.00	1.00	1.00	10,000.00	10,000.00						
A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00						

Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY											

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		50,327
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		157,327
SOH/AGL Deduction		34,669
ASSESSED VALUE		122,658
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		122,658
TOTAL JUST VALUE		157,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38278	M H	325	06/26/2019
15278	M H	125	03/24/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1370/0950	8/22/2018	WD	Q	I	01	70,000	
GRANTOR: DLC CATTLE COMPANY IN							
GRANTEE: MARION RAY & JULIA							
1362/0443	6/11/2018	QC	U	I	11	100	
GRANTOR: PATTY SUZANN BRENDA F							
GRANTEE: DLC CATTLE COMPANY							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
---------------------	--	--	--	--	--	--	--	--	--

BAS= W66 S14 E66 N14\$.

PRINTED 10/10/2025 BY SYS