E1/2 OF NE1/4 OF NW1/4 OF SE1/4.
519-83, 876-761, 916-2079, 931-2

CRENSHAW PHILIP W/CRENSHAW TONI
1360 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2026

24-6S-16-03934-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

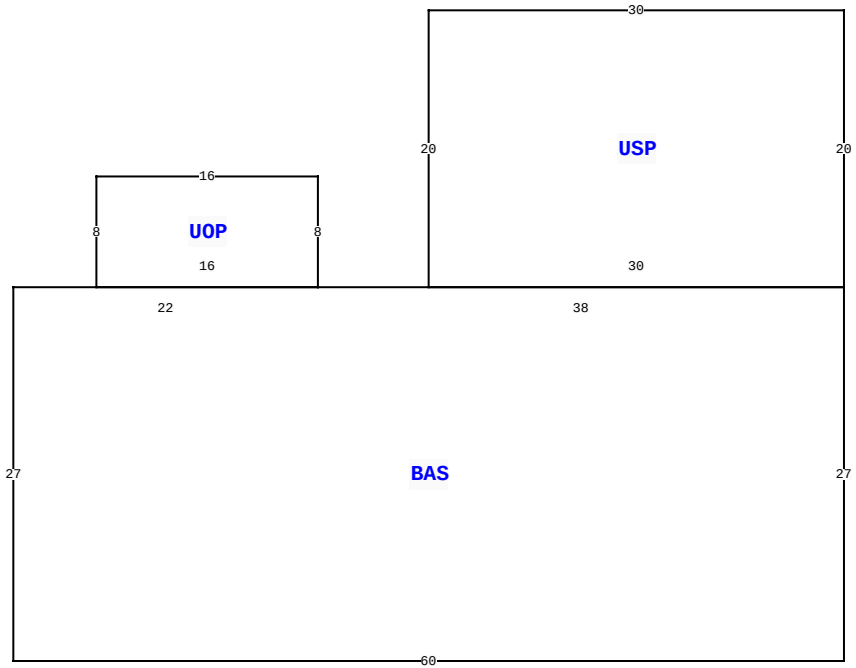
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	24616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UOP	128	25		32	906
USP	600	35		210	5,942
TOTALS	2,348			1,862	52,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,862	117.9000	70.74	131,718	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 1620 HX Base Yr 2001



1360 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,687
TOTAL MARKET OB/XF VALUE		21,168
TOTAL LAND VALUE - MARKET		43,290
TOTAL MARKET VALUE		117,145
SOH/AGL Deduction		51,725
ASSESSED VALUE		65,420
TOTAL EXEMPTION VALUE	HX HB	40,420
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,145

SALE:6:1: 5.00 AC, SALE NOT IN LINE
PRMT:2:1: CRENSHAW
PRMT:1:1: TVL TRL /CRENSHAW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28510	MAINT/ALTR	35	04/26/2010
17526	M H	125	10/11/2000
16570	M H	75	02/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0959/0354	7/30/2002	WD	Q	V		25,000
GRANTOR: RODNEY S & NORMA DICK						
GRANTEE: PHILIP W & TONI CRE						
0931/2330	7/18/2001	WD	Q	V	01	100
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: PHILIP & TONI CRENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S27 E60 N27 USP= N20 W30 S20 E30$ W38 UOP= N8 W16 S8 E16$ W22$.

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	0060	CARPORT F	0	100	12	60	720.00	UT	3.00	3.00	60	2003	2003	3	60	1,296	
2	0255	MBL HOME S	0	100	12	60	720.00	UT	1.00	1.00	100	2003	2003	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0210	GARAGE U	0	100	24	28	672.00	UT	16.00	16.00	100	2010	2010	3	100	10,752	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 21,168

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	100		A-1	0.00	0.00	4.81	AC		1.00	1.00	0.90	10,000.00	9,000.00	43,290							

REVIEW DATE 01/11/2018 BY DF Total Acres: 4.81 Total Land Value: 43,290 Market: 0 Agricultural: 0 Common: 43,290 PRINTED 10/10/2025 BY SYS