

(AKA PART OF LOT 10 CUMORAH HILL
 BEG SW OR OF SE1/4, RUN N 1164.4
 FT, E 60 FT, S 628.63 FT, SE 673

NEFF DEBORAH P/NEFF DAVID
 374 SW HEATHROW GLN
 FORT WHITE, FL 32038

2026

24-6S-16-03934-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
TOTALS	1,740		156,494

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,740	113.9000	107.07	186,302	2017	2017	0	0	16.00	84.00														
3 MANUF 1 100% - 2015 Heated Area: 1740 HX Base Yr 2015																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/13/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/13/2024		MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	156,494			
TOTAL MARKET OB/XF VALUE	21,800			
TOTAL LAND VALUE - MARKET	166,500			
TOTAL MARKET VALUE	202,396			
SOH/AGL Deduction	83,731			
ASSESSED VALUE	118,665			
TOTAL EXEMPTION VALUE	100,722		HX HB SX	
BASE TAXABLE VALUE	17,943			
TOTAL JUST VALUE	344,794			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	348,520			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36109	12182017	375	01/02/2018
10403	M H	125	11/02/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0835	7/17/2019	WD	U	I	30	100
GRANTOR: DEBORAH P NEFF						
GRANTEE: DEBORAH P NEFF & DA						
1172/0942	5/01/2009	WD	Q	I	01	150,000
GRANTOR: JAMES L & MARY E HARV						
GRANTEE: DEBORAH P NEFF						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S30 E58 N30\$.	

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	0327	STABLES-SM	0	100	39	60	1.00	UT	0.00	100	1998	1998	3	100	6,000	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	800	
3	0011	BARN, BLK A	0	100	30	18	1.00	UT	0.00	100	1975	1975	3	100	8,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF										21,800				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000											
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000											
3	6200	A	PASTURE 3	0		00	0.00	0.00	14.65	AC		1.00	1.00	1.00	280.00	280.00	4,102											
4	9910	M	MKT. VAL. AG	0		00	0.00	0.00	14.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	146,500											