(AKA LOT 12 CUMORAH HILLS S/D UN
COMM SW COR OF SE1/4, RUN N 1917
CONT N 732.51 FT, E 330.93 FT, S

PREINE RUSSELL S
1516 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2026

24-6S-16-03934-112

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

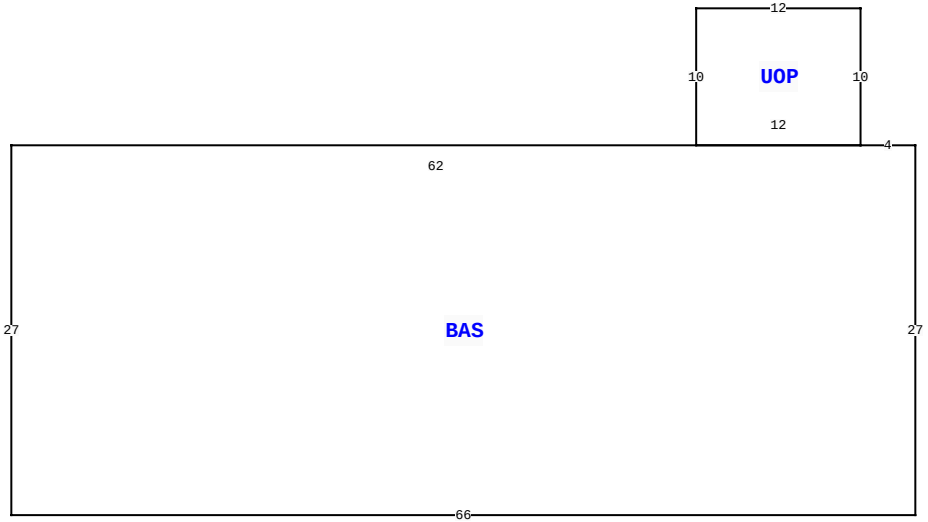
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	50,424
UOP	120	25		30	849
TOTALS	1,902			1,812	51,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,812	117.9000	70.74	128,181	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1782 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

1516 SW CUMORAH HILL ST, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,272
TOTAL MARKET OB/XF VALUE		9,650
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		115,922
SOH/AGL Deduction		57,590
ASSESSED VALUE		58,332
TOTAL EXEMPTION VALUE	DX HX HB	38,332
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		115,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/552	6/20/2023	WD	U	I	11	100
GRANTOR: MERRITT ROCCO A						
GRANTEE: PREINE RUSSELL S						
1385/0302	5/22/2019	WD	Q	I	01	55,000
GRANTOR: LADONNA CLIFTON						
GRANTEE: RUSSELL S PREINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N10 W12 S10 E12$ W62 S27 E66 N27$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 9,650

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/09/2015 BY DF Total Acres: 5.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS