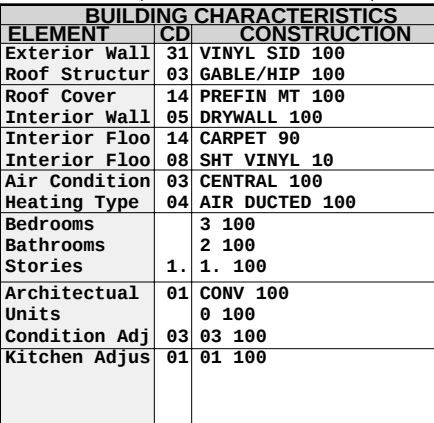


BOYD RICHARD WILLIAM/BOYD ERICA LYNN  
1071 SW SPIRIT AVE  
FORT WHITE, FL 32038

**24-7S-16-04309-003**



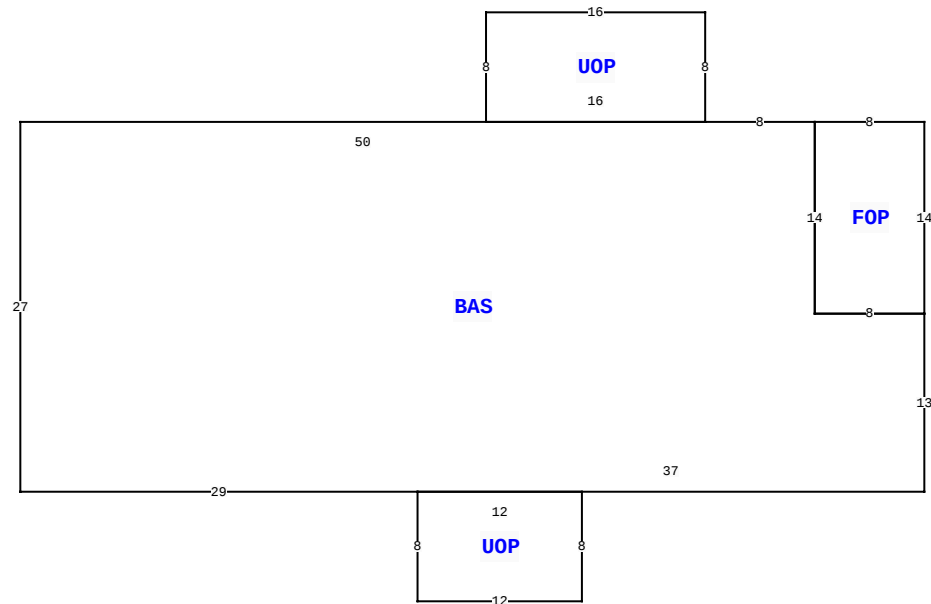
|                         |                         |                                |             |                     |                             |
|-------------------------|-------------------------|--------------------------------|-------------|---------------------|-----------------------------|
| <b>Quality</b>          |                         | <b>05 05</b>                   |             |                     |                             |
| <b>DOR CODE</b>         |                         | <b>0202 MOBILE HOME/M HOME</b> |             |                     |                             |
| <b>MAP NUM</b>          |                         | <b>MKT AREA</b>                |             | <b>02</b>           |                             |
| <b>NEIGHBORHOOD/LOC</b> |                         | <b>24716.00</b>                |             | <b>1.00/</b>        |                             |
| <b>AREA TYPE</b>        | <b>TOTAL GROSS AREA</b> | <b>PCT OF BASE</b>             | <b>YEAR</b> | <b>TOT ADJ AREA</b> | <b>SUBAREA MARKET VALUE</b> |
| <b>BAS</b>              | <b>1, 670</b>           | <b>100</b>                     |             | <b>1, 670</b>       | <b>47, 254</b>              |
| <b>FOP</b>              | <b>112</b>              | <b>35</b>                      |             | <b>39</b>           | <b>1, 104</b>               |
| <b>UOP</b>              | <b>96</b>               | <b>25</b>                      |             | <b>24</b>           | <b>679</b>                  |
| <b>UOP</b>              | <b>128</b>              | <b>25</b>                      |             | <b>32</b>           | <b>906</b>                  |
| <b>TOTALS</b>           | <b>2, 006</b>           |                                |             | <b>1, 765</b>       | <b>49, 942</b>              |

| EXTRA FEATURES |             |             |     |     |    |    |
|----------------|-------------|-------------|-----|-----|----|----|
| L N            | OBX/CF CODE | DESCRIPTION | BLD | CAP | L  | W  |
| 1              | 0190        | FPLC PF     | 0   | 100 | 0  | 0  |
| 2              | 0296        | SHED METAL  | 0   | 100 | 8  | 12 |
| 3              | 0040        | BARN, POLE  | 0   | 100 | 20 | 20 |
| 4              | 9945        | Well/Sept   | 0   | 100 | 0  | 0  |
| 5              | 0252        | LEAN-TO W/  | 0   | 100 | 8  | 10 |
| 6              | 9945        | Well/Sept   | 0   | 100 | 0  | 0  |
| 7              | 0296        | SHED METAL  | 0   | 100 | 8  | 10 |
| 8              | 0296        | SHED METAL  | 0   | 100 | 0  | 0  |
| 9              | 0294        | SHED WOOD/  | 0   | 100 | 0  | 0  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D |
| 1                | 0200     | C   | MBL HM               | 100 |     |
| 2                | 0200     | C   | MBL HM               | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 05/13/2020 | BY | JB |
|-------------|------------|----|----|

| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT |                 | NORM  | % COND |  |
|--------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|------|-----------------|-------|--------|--|
| 0800                     | 02  | 1,765     | 117.9000    | 70.74          | 124,856           | 1995 | 1995 | 0    | 0    | 0               | 60.00 | 40.00  |  |
| 1 MOBILE HME 100% - 2024 |     |           |             |                | Heated Area: 1670 |      |      |      |      | HX Base Yr 2020 |       |        |  |



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 1071 SW SPIRIT AVE, FORT WHITE | BLD DATE | LGL DATE  | 04/07/2025 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

[illegible]

| VALUATION SUMMARY         |              |          |
|---------------------------|--------------|----------|
| VALUATION BY              |              | STANDARD |
| Tax Group: 3              | Tax Dist:    |          |
| BUILDING MARKET VALUE     |              | 120,793  |
| TOTAL MARKET OB/XF VALUE  |              | 19,840   |
| TOTAL LAND VALUE - MARKET |              | 95,095   |
| TOTAL MARKET VALUE        |              | 235,728  |
| SOH/AGL Deduction         |              | 55,302   |
| ASSESSED VALUE            |              | 180,426  |
| TOTAL EXEMPTION VALUE     | DH DHB HX HB | 101,444  |
| BASE TAXABLE VALUE        |              | 78,982   |
| TOTAL JUST VALUE          |              | 235,728  |
| NCON VALUE                |              | 0        |
| INCOME VALUE              |              |          |
| PREVIOUS YEAR MKT VALUE   |              | 235,728  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 8575       | M H         | 125 | 07/08/1994 |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |
|            |             |     |            |

| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|
| 1343/1046                    | 8/24/2017  | WD           | U      | I      | 30        | 88,000        |
| GRANTOR: JANNETTE S BOYD     |            |              |        |        |           |               |
| GRANTEE: RICHARD WILLIAM BOY |            |              |        |        |           |               |
| 0782/2283                    | 11/24/1993 | WD           | U      | V      | 12        | 27,000        |
| GRANTOR: MARK SULLIVAN       |            |              |        |        |           |               |
| GRANTEE: WALTER A BOYD       |            |              |        |        |           |               |

## BUILDING NOTES

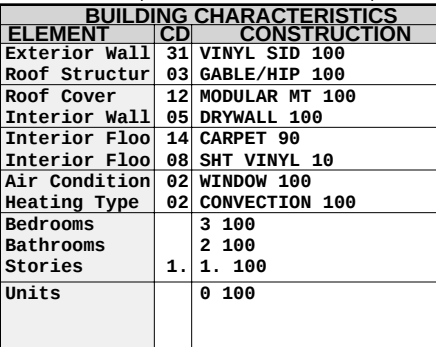
BAS= W8 UOP= N8 W16 S8 E16\$ W50 S27 E29 UOP= S8E12 N8 W12\$  
E37 N13 FOP= N14W8 S14 E8\$ W8 N14\$.

[illegible]

|             |            |    |    |                    |                          |           |                 |                |                           |
|-------------|------------|----|----|--------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| REVIEW DATE | 05/13/2020 | BY | JB | Total Acres: 10.01 | Total Land Value: 95,095 | Market: 0 | Agricultural: 0 | Common: 95,095 | PRINTED 10/03/2025 BY SYS |
|-------------|------------|----|----|--------------------|--------------------------|-----------|-----------------|----------------|---------------------------|

BOYD RICHARD WILLIAM/BOYD ERICA LYNN  
1071 SW SPIRIT AVE  
FORT WHITE, FL 32038

**24-7S-16-04309-003**



|                         |                         |                                |             |                     |                             |
|-------------------------|-------------------------|--------------------------------|-------------|---------------------|-----------------------------|
|                         |                         |                                |             |                     |                             |
| <b>Quality</b>          |                         | <b>04 04</b>                   |             |                     |                             |
| <b>DOR CODE</b>         |                         | <b>0202 MOBILE HOME/M HOME</b> |             |                     |                             |
| <b>MAP NUM</b>          |                         |                                |             | <b>MKT AREA</b>     | <b>02</b>                   |
| <b>NEIGHBORHOOD/LOC</b> |                         | <b>24716.00</b>                |             | <b>1.00/</b>        |                             |
| <b>AREA TYPE</b>        | <b>TOTAL GROSS AREA</b> | <b>PCT OF BASE</b>             | <b>YEAR</b> | <b>TOT ADJ AREA</b> | <b>SUBAREA MARKET VALUE</b> |
| <b>BAS</b>              | <b>1, 140</b>           | <b>100</b>                     |             | <b>1, 140</b>       | <b>60, 411</b>              |
| <b>UOP</b>              | <b>160</b>              | <b>25</b>                      |             | <b>40</b>           | <b>2, 120</b>               |
| <b>UOP</b>              | <b>230</b>              | <b>25</b>                      |             | <b>58</b>           | <b>3, 073</b>               |
| <b>UST</b>              | <b>220</b>              | <b>45</b>                      |             | <b>99</b>           | <b>5, 246</b>               |

[illegible][illegible]

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 05/13/2020 | BY | JB |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0201               | 02  | 1,337     | 102.5050    | 96.35          | 128,820        | 1999 | 1999 | 0    | 0    | 45.00 | 55.00  |

2 MANUF 1 100% - 2020      Heated Area: 1140      HX Base Yr 2020

The floor plan diagram shows three rooms with their dimensions:

- UST** (top left): 22 x 10
- UOP** (top right): 16 x 10
- BAS** (bottom): 38 x 15

Additional dimensions shown in the diagram include 10, 16, 22, 38, 15, 41, 23, 10, and 23, which likely represent specific segments or offsets within the room layouts.

| BLD DATE |  | LGL DATE |  |
|----------|--|----------|--|
|----------|--|----------|--|

[illegible][illegible]

|                           |                                 |                  |                        |
|---------------------------|---------------------------------|------------------|------------------------|
| Total Acres: <b>10.01</b> | Total Land Value: <b>95,095</b> | Market: <b>0</b> | Agricultural: <b>0</b> |
|---------------------------|---------------------------------|------------------|------------------------|

| COLUMBIA COUNTY PROPERTY  |              | PAGE 2 of 2 | 3        |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY         |              |             |          |
| VALUATION BY              |              |             | STANDARD |
| Valuation Group: 3        | Tax Dist:    |             |          |
| BUILDING MARKET VALUE     |              |             | 120,793  |
| TOTAL MARKET OB/XF VALUE  |              |             | 19,840   |
| TOTAL LAND VALUE - MARKET |              |             | 95,095   |
| TOTAL MARKET VALUE        |              |             | 235,728  |
| SOH/AGL Deduction         |              |             | 55,302   |
| ASSESSED VALUE            |              |             | 180,426  |
| TOTAL EXEMPTION VALUE     | DH DHB HX HB |             | 101,444  |
| BASE TAXABLE VALUE        |              |             | 78,982   |
| TOTAL JUST VALUE          |              |             | 235,728  |
| NCON VALUE                |              |             | 0        |
| INCOME VALUE              |              |             |          |
| PREVIOUS YEAR MKT VALUE   |              |             | 235,728  |

[illegible]

| SALES DATA                   |            |              |        |        |           |               |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1343/1046                    | 8/24/2017  | WD           | U      | I      | 30        | 88,000        |
| GRANTOR: JANNETTE S BOYD     |            |              |        |        |           |               |
| GRANTEE: RICHARD WILLIAM BOY |            |              |        |        |           |               |
| 0782/2283                    | 11/24/1993 | WD           | U      | V      | 12        | 27,000        |
| GRANTOR: MARK SULLIVAN       |            |              |        |        |           |               |
| GRANTEE: WALTER A BOYD       |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                     |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W38U0P= N10 W16 S10 E16\$ W16 UST= N10 W22 S10 E22\$ W22 S15 E35 U0P= S10 E23 N10 W23\$ E41 N15\$. |  |  |  |  |  |  |  |  |  |

[illegible]

Common: 95,095      PRINTED 10/03/2025 BY SYS