

LOT 19 FAIRVIEW ESTATES S/D.  
728-292, 752-782, 833-1426, 982-

HAGER JILL/HAGER MERLIN  
327 SW ELLIS ST  
FORT WHITE, FL 32038

2026

26-7S-16-04323-019



| 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                 |    | 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 | 0200MOBILE HOME |    |

|                                  |  |          |    |
|----------------------------------|--|----------|----|
| MAP NUM                          |  | MKT AREA | 02 |
| NEIGHBORHOOD/LOC 26716.010 1.00/ |  |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,512            | 100         |      | 1,512        | 89,040               |
| UCP       | 400              | 20          |      | 80           | 4,711                |
| UOP       | 40               | 25          |      | 10           | 589                  |
| UOP       | 288              | 25          |      | 72           | 4,240                |
| TOTALS    | 2,240            |             |      | 1,674        | 98,579               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       |       |
| 2              | 0040       | BARN,POLE   | 0   | 0   | 10 | 20 | 200.00 | UT | 2.50     | 2.50           |       |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       |       |
| 4              | 0294       | SHED WOOD/  | 0   | 0   | 10 | 20 | 200.00 | UT | 7.50     | 7.50           |       |
| 5              | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0200     | C   | MBL HM               | 0   |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |        |

MARKET ADJUSTMENTS

TYPE 0201 MDL 02 EFF. AREA 1,674 TOT ADJ PTS 113.9000 EFF. BASE RATE 107.07 REPL. COST NEW 179,235 AYB 1998 EYB 1998 ECON 0 FNCT 0 NORM 45.00 % COND 55.00

1 MANUF 1 0% - 2025 Heated Area: 1512 HX Base Yr

UOP

BAS

UOP

UCP

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

05/14/2024 MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 11,400      |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 98,579    |             |
| TOTAL MARKET OB/XF VALUE  |  | 11,400    |             |
| TOTAL LAND VALUE - MARKET |  | 50,000    |             |
| TOTAL MARKET VALUE        |  | 159,979   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 159,979   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 159,979   |             |
| TOTAL JUST VALUE          |  | 159,979   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 159,979   |             |

|                                         |             |     |            |
|-----------------------------------------|-------------|-----|------------|
| LAND:1:1: 3.37 AC. EQUALS 3+ LOTS       |             |     |            |
| SALE:4:2: ID#S H811687GR & H811687GL    |             |     |            |
| SALE:4:1: SALE INCLUDES 1997 DYNASTY MH |             |     |            |
| SALE:3:1: LOT 19, FAIRVIEW ESTATES      |             |     |            |
| PERMIT NUM                              | DESCRIPTION | AMT | ISSUED     |
| 12745                                   | M H         | 125 | 07/08/1997 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1540/2371                      | 5/21/2025 | WD        | Q   | I   | 01     | 195,000    |  |
| GRANTOR: COLMAN CAROL L        |           |           |     |     |        |            |  |
| GRANTEE: HAGER JILL            |           |           |     |     |        |            |  |
| 1415/0664                      | 7/08/2020 | LE        | U   | I   | 14     | 100        |  |
| GRANTOR: CAROL L COLMAN (ENH L |           |           |     |     |        |            |  |
| GRANTEE: MICHAEL TOWNSHEND (   |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W24 UOP= N12 W24 S12 E24\$ W32 S27 E14 UOP= S8UCP= W5 S20 E20 N20 W15\$ E5N8 W5\$ E42 N27\$. |  |  |  |  |  |  |  |  |  |  |  |