COMM SW COR OF N1/4 OF SEC 26, R
E 264 FT TO POB, CONT E 264 FT,
208.73 FT, W 264.31 FT, N 868.73

MACKNJILL LLC
1023 SANTA ANITA STREET
OCEANSIDE, CA 92058

2026

26-7S-16-04328-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

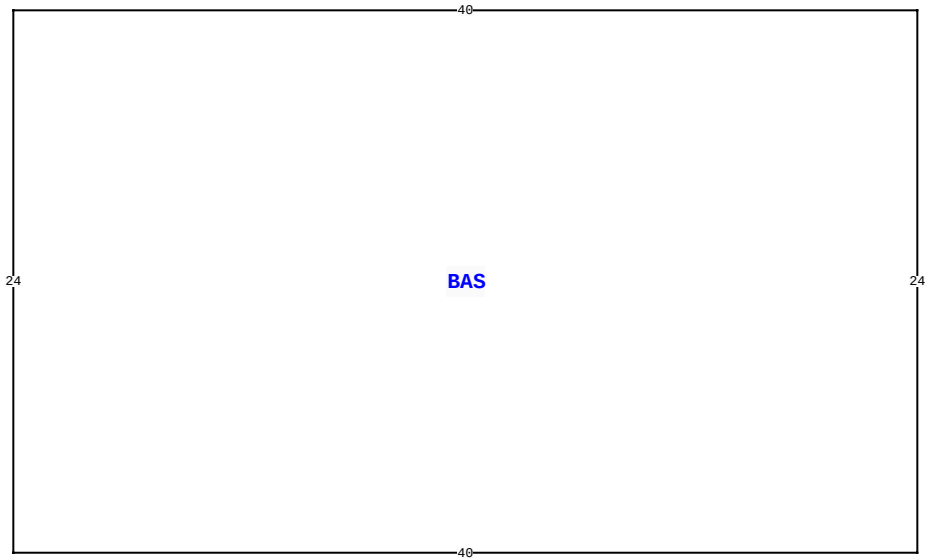
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
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	26716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	53,555
TOTALS	960			960	53,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	107.9000	101.43	97,373	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 960 HX Base Yr



505 SW WORRY FREE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,555
TOTAL MARKET OB/XF VALUE	43,540
TOTAL LAND VALUE - MARKET	52,700
TOTAL MARKET VALUE	149,795
SOH/AGL Deduction	0
ASSESSED VALUE	149,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,795
TOTAL JUST VALUE	149,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043375	Storage Building	35,000	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/606	6/03/2021	WD	Q	I	01	90,000
GRANTOR: HUNTER JOSEPH BLAKE						
GRANTEE: MACKNJILL LLC						
1388/1832	7/12/2019	QC	U	I	30	100
GRANTOR: THOMAS WILLIAM DOTSON						
GRANTEE: JOSEPH BLAKE HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	75	0	0	3	75	2,100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	20	20	400.00	UT	10.00	10.00	100	2022			100	4,000	
5	0030	BARN,MT	0	0	0	0	1,680.00	UT	18.00	18.00	100	2023	2022		100	30,240	

LAND DESCRIPTION

TOTAL OB/XF 43,540

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	0		A-1	0.00	0.00	5.27	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,700							

REVIEW DATE 10/19/2022 BY JB Total Acres: 5.27 Total Land Value: 52,700 Market: 0 Agricultural: 0 Common: 52,700 PRINTED 11/20/2025 BY SYS