COMM SW COR OF SE1/4, RUN N
2514 FT, E 40 FT TO E R/W OF
CO RD, N 440.52 FT FOR POB,

HASTY WILLIE W/HASTY MADELINE A
10981 N G MARTINELLI BLVD
CITRUS SPRINGS, FL 34433

**2026**

**27-6S-16-03950-102**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

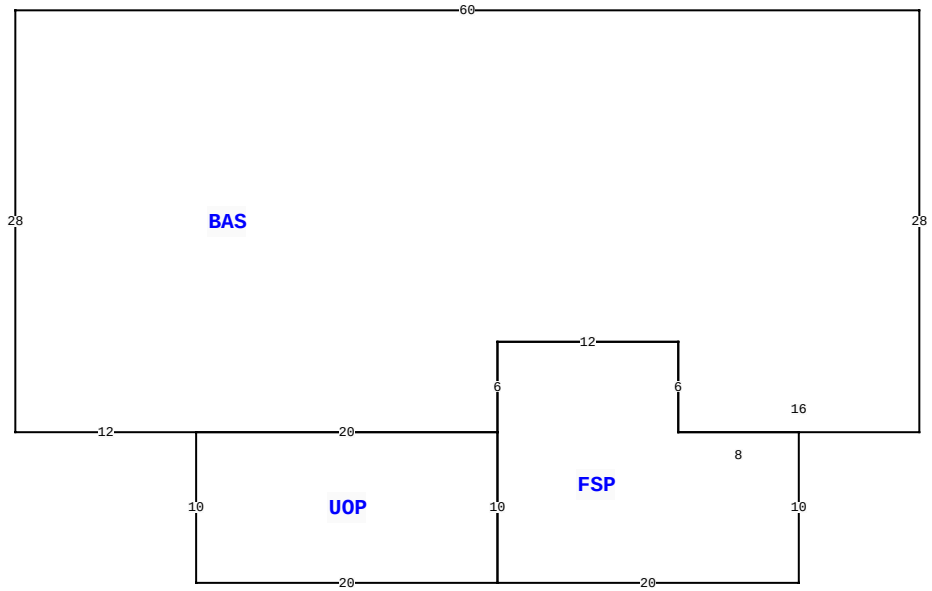
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 27616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,608 | 100 | | 1,608 | 94,693 |
| FSP | 272 | 40 | | 109 | 6,419 |
| UOP | 200 | 25 | | 50 | 2,945 |
| TOTALS | 2,080 | | | 1,767 | 104,056 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,767 | 113.9000 | 107.07 | 189,193 | 2002 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 0 Heated Area: 1608 HX Base Yr




9981 SW OLD WIRE RD, FORT WHITE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 104,056 |
| TOTAL MARKET OB/XF VALUE | 13,420 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 172,476 |
| SOH/AGL Deduction | 50,894 |
| ASSESSED VALUE | 121,582 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,582 |
| TOTAL JUST VALUE | 172,476 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 172,476 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21404 | SFR | 411 | 01/08/2004 |
| 18721 | GARAGE | 73 | 09/13/2001 |
| 11625 | PUMP/UTPOL | 30 | 09/06/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0783/2387 | 12/15/1993 | WD | U | V | 12 | 13,800 |
| GRANTOR: TIM-DENNIS COX | | | | | | |
| GRANTEE: WILLIE HASTY | | | | | | |
| 0629/0163 | 6/30/1987 | AD | Q | V | | 13,770 |
| GRANTOR: COX TIM & DENNIS | | | | | | |
| GRANTEE: HASTY WILLIE W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S28 E12 UOP= S10 E20 N10 W20$ E20 FSP= S10 E20 N10 W8 N6 W12 S6$ N6 E12 S6 E16 N28$.

## 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 | 0031 | BARN,MT AE | 0 | 0 | 18 | 21 | 378.00 | UT | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 100 | 3,780 | |
| 2 | 0031 | BARN,MT AE | 0 | 0 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 1,440 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,420

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

REVIEW DATE 06/05/2015 BY TW Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS