LOT 7 ROLLING HILLS ADDITION.
852-655, CT 1404-1329, WD 1426-3

JAINA INVESTMENTS, LLC
50 W MASHTA DR, SUITE 1
KEY BISCAYNE, FL 33149

2026

29-6S-16-03970-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

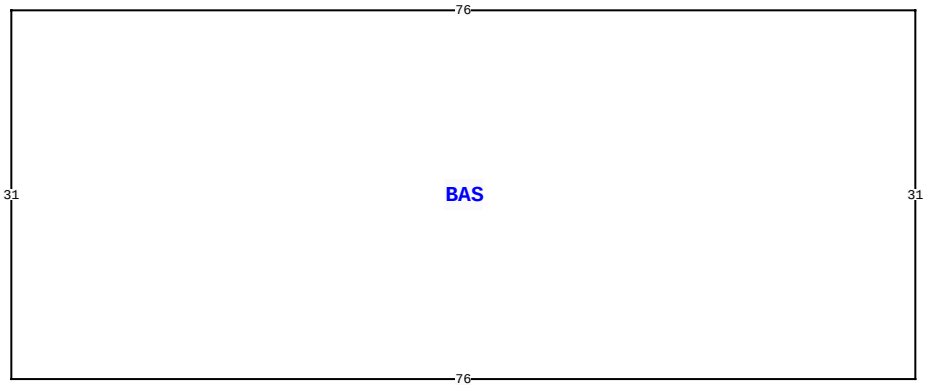
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
TOTALS	2,356			2,356	64,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	113.9000	68.34	161,009	1999	1999	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2021 Heated Area: 2356 HX Base Yr



160 SW CLEWISTON CT, 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	64,404
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	15,820
TOTAL MARKET VALUE	92,924
SOH/AGL Deduction	4,548
ASSESSED VALUE	88,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,376
TOTAL JUST VALUE	92,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,924

PRMT:1:1: REPLACE MH

SALE:1:1: 1972 SW MH INCL

BLDG:1:1: THIS MH NOT RP'D (SOTO/FELICINO PROP OW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041563	Electrical Servic	0	03/22/2021
15102	M H	125	02/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/323	11/11/2020	WD	U	I	12	57,800
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: JAINA INVESTMENTS,						
1404/1329	1/28/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0.57	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,980							
2	0200	C	MBL HM	0		00	0.00	0.00	0.56	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,840							

REVIEW DATE 03/26/2021 BY JB Total Acres: 1.13 Total Land Value: 15,820 Market: 0 Agricultural: 0 Common: 15,820 PRINTED 10/17/2025 BY SYS