

BEG SE COR OF SW1/4, RUN W 643.4 FT, E 648.40 FT TO A PT ON E LIN LINE 683.47 FT TO POB. (PARCEL 1

DAVIS WAYNE B/DAVIS HEATHER A OWENS
P O BOX 785
FORT WHITE, FL 32038

2025

30-6S-16-04001-112

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Stories	1.	1. 100
01	CONV 100		
	Architectural Units	0	100
03	03 100		
01	01 100		
	Quality	05	05
	DOR CODE	0200	MOBILE HOME
	MAP NUM		MKT AREA 02
	NEIGHBORHOOD/LOC	30616.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248 28,357
TOTALS	1,248		1,248 28,357

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	- 100%	- 1998																				
				Heated Area: 1248			HX Base Yr 1998																
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/07/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/07/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				28,357		
TOTAL MARKET OB/XF VALUE				8,250		
TOTAL LAND VALUE - MARKET				95,095		
TOTAL MARKET VALUE				131,702		
SOH/AGL Deduction				56,477		
ASSESSED VALUE				75,225		
TOTAL EXEMPTION VALUE				50,225		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				131,702		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				125,701		
SALE:1:1: 10.01 AC W/ WELL & SEPTIC						
BLDG:1:1: DEST MH						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/2118	1/10/1997	CD	Q	V		29,000
GRANTOR: BULLARD MGMT						
GRANTEE: DAVIS & OWENS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S24 E52 N24\$.						

EXTRA FEATURES		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	100	0	0	1.00	UT	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF				8,250								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE		06/15/2015		BY TW		Total Acres: 10.01		Total Land Value: 95,095		Market: 0		Agricultural: 0		Common: 95,095		PRINTED 04/25/2025 BY SYS	
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