LOT 2 SHANNA MEADOWS S/D.
1000-2769, DC 1506-282, WD 1520-

DAVIS TRUST DATED MARCH 28, 2024
6311 SHERIDAN WAY
BUENA PARK, CA 90620

2026

34-5S-16-03752-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	02	02 100
Quality	04	04

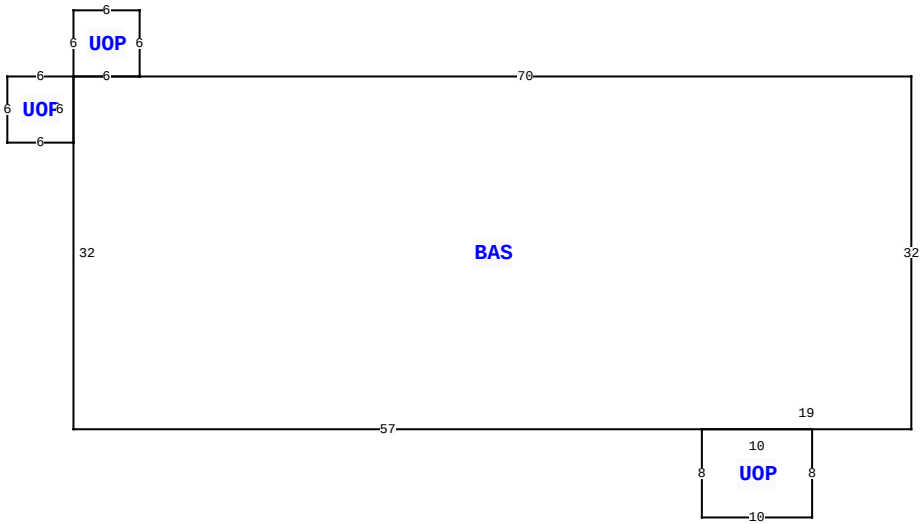
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 34516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100		2,432	92,182
UOP	36	25		9	341
UOP	36	25		9	341
UOP	80	25		20	758
TOTALS	2,584			2,470	93,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	2,470	100.8045	94.76	234,057	2005	2005	0	0	15	45.00	40.00

1 MANUF 1 0% - 2025 Heated Area: 2432 HX Base Yr



179 SW MORNING STAR GLN, 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	93,623
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	156,823
SOH/AGL Deduction	0
ASSESSED VALUE	156,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,823
TOTAL JUST VALUE	156,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22588	M H	429	12/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1761	4/23/2025	WD	U	I	11	100
GRANTOR: DAVIS VICKI L						
GRANTEE: DAVIS TRUST DATED M						
1520/759	7/26/2024	WD	U	I	11	100
GRANTOR: DAVIS VICKIE L						
GRANTEE: DAVIS TRUST DATED M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 UOP= N6 W6 S6 E6$ W6 UOP= W6 S6 E6 N6$ S32 E57 UOP= S8 E10 N8 W10$ E19 N32$.

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	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/19/2020 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS