LOT 7 SPRING HILLS WEST S/D.
503-91, 750-471, 751-1023, 761-2

PAVIA LISA ANN
2491 SW DAISY RD
FORT WHITE, FL 32038

2026

36-5S-15-00484-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

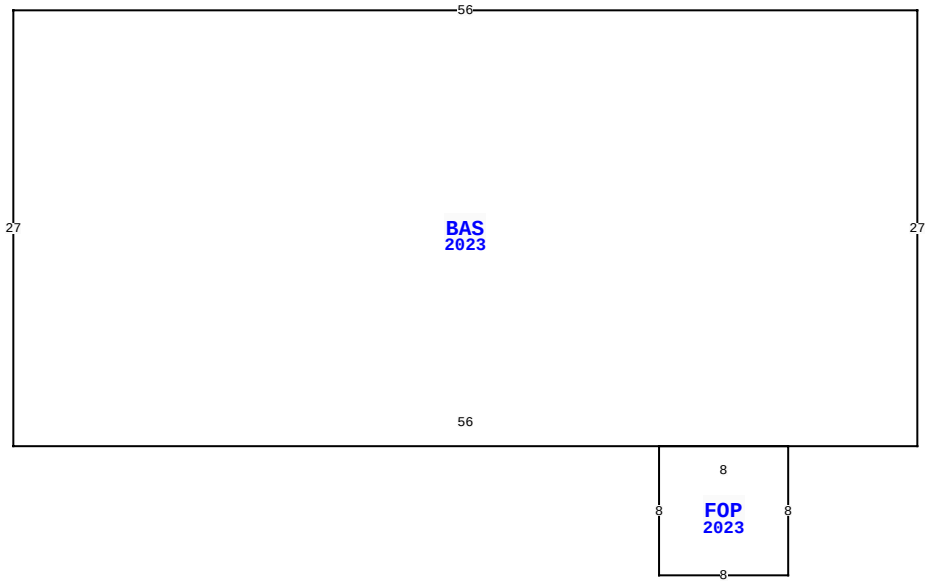
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	92,083
FOP	64	35	2023	22	1,340
TOTALS	1,576			1,534	93,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,534	117.8000	110.73	169,860	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1512 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,423
TOTAL MARKET OB/XF VALUE		31,800
TOTAL LAND VALUE - MARKET		40,100
TOTAL MARKET VALUE		165,323
SOH/AGL Deduction		11,619
ASSESSED VALUE		153,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,982
TOTAL JUST VALUE		165,323
NCON VALUE		19,300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050355	Storage Building	11,000	07/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2503	12/07/2022	WD	Q	I	01	142,900

GRANTOR: JUNE GERALD
GRANTEE: PAVIA LISA ANN

2491 SW DAISY RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0060	CARPORT F	0	100	24	24	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
3	0020	BARN,FR	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
5	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-70,-24] S27 E56 N27 W56 $
FOP=[YR=2023;ORIG=-30,3] S8 E8 N8 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,800

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	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 04/23/2025 BY JB Total Acres: 4.01 Total Land Value: 40,100 Market: 0 Agricultural: 0 Common: 40,100 PRINTED 11/18/2025 BY SYS