BEG NE COR OF NE1/4 OF SE1/4, RU
W 358.37 FT, N 48 DG W 244.38 FT
LINE OF OLD ICHETUCKNEE RD, N 21

CASE KIMBERLY A MURPHY/CASE JAMES M
119 S 3RD ST
LANTANA, FL 33462

**2026**

**36-5S-15-00486-008**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

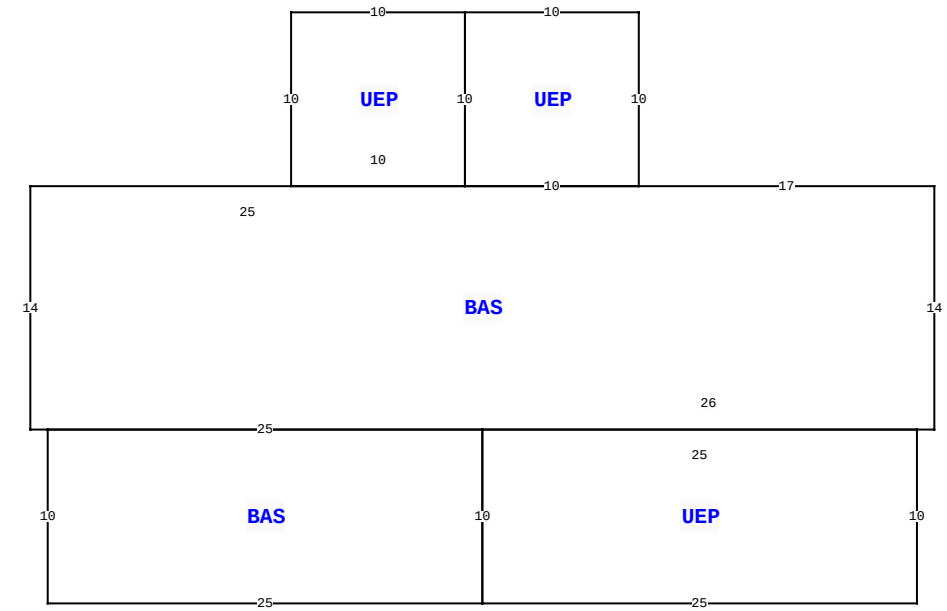
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 36515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 250 | 100 | | 250 | 6,714 |
| BAS | 728 | 100 | | 728 | 19,551 |
| UEP | 100 | 70 | | 70 | 1,880 |
| UEP | 100 | 70 | | 70 | 1,880 |
| UEP | 250 | 70 | | 175 | 4,700 |
| TOTALS | 1,428 | | | 1,293 | 34,725 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,293 | 111.9000 | 67.14 | 86,812 | 1978 | 1978 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2020 Heated Area: 978 HX Base Yr 2020




4713 SW ICHETUCKNEE AVE, FORT WHITE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,725 |
| TOTAL MARKET OB/XF VALUE | | 15,320 |
| TOTAL LAND VALUE - MARKET | | 53,900 |
| TOTAL MARKET VALUE | | 103,945 |
| SOH/AGL Deduction | | 36,989 |
| ASSESSED VALUE | | 66,956 |
| TOTAL EXEMPTION VALUE | HX HB | 41,956 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 103,945 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 103,945 |

XFOB:1:1: CONCORD M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40159 | ELECTRICAL | 0 | 07/16/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1382/2038 | 4/12/2019 | WD | Q | I | 01 | 60,000 |
| GRANTOR: HARRIET M WARD & MARK | | | | | | |
| GRANTEE: KIMBERLY A MURPHY C | | | | | | |
| 0873/1663 | 10/04/1998 | PR | Q | I | | 36,000 |
| GRANTOR: FRAZIER ESTATE | | | | | | |
| GRANTEE: WARD & AKERS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 UEP= N10 W10 S10 E10$ W10 UEP= N10 W10 S10 E10$ W25S14 E1 BAS= S10 E25N10W25$ E25 UEP= S10 E25 N10 W25$ E26 N14$.

## 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 | 0210 | GARAGE U | 0 | 100 | 20 | 24 | 480.00 | UT | 4.00 | 4.00 | 100 | 1978 | 1978 | 3 | 100 | 1,920 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2021 | 2020 | | 100 | 400 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2021 | 2020 | | 100 | 2,500 | |
| 9 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2021 | 2020 | | 100 | 400 | |
| 10 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2021 | 2020 | | 100 | 2,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,320

| 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 | 5.39 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 53,900 | | | | | | | |

REVIEW DATE 08/25/2020 BY BC Total Acres: 5.39 Total Land Value: 53,900 Market: 0 Agricultural: 0 Common: 53,900 PRINTED 11/18/2025 BY SYS