

ALLISON FAMILY TRUST DATED MARCH 3, 2009
3512 SW COUNTY ROAD 18
FORT WHITE, FL 32038

36-6S-16-04090-000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	31	VINYL SID 70			
Exterior Wall	32	HARDIE BRD 30			
Roof Structur	04	WOOD TRUSS 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		2 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	36616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	130,365
UOP	384	25		96	7,763
TOTALS	1,996			1,708	138,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,708	113.2000	106.41	181,748	2013	2013	0	0	24.00	76.00
1 MANUF 1 100% - 2014 Heated Area: 1612 HX Base Yr 2014											

UOP

BAS

BLD DATE				LGL DATE		04/07/2025		MLU	
XF DATE				LAND DATE					
INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		138,128	
TOTAL MARKET OB/XF VALUE		13,145	
TOTAL LAND VALUE - MARKET		22,050	
TOTAL MARKET VALUE		173,323	
SOH/AGL Deduction		87,080	
ASSESSED VALUE		86,243	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		30,521	
TOTAL JUST VALUE		173,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,726	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/1231	3/03/2009	WD U	V	V	11	100

GRANTOR: ROBERT & BETTY ALLISO

GRANTEE: ROBERT & BETTY ALLI

1035/0444 1/06/2005 WD U V 08 21,000

GRANTOR: JAMES WYNDDHAM JR

GRANTEE: ALLISON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S31 E52 N31 UOP= N12 W32 S12 E32\$ W32\$.

EXTRA FEATURES

L N	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	0296	SHED METAL	0 100	14	35	490.00	UT	10.00	10.00	100	2010	2010	3	100	4,900	
2	0070	CARPORT UF	0 100	18	35	630.00	UT	1.50	1.50	100	2010	2010	3	100	945	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.75	AC		1.00	1.00	0.90	14,000.00	12,600.00	22,050							

TOTAL OB/XF

13,145

REVIEW DATE 06/25/2015 BY DF Total Acres: 1.75 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 08/29/2025 BY SYS