LOTS 120 & 121 UNIT 17 THREE RIV
312-379, 656-299, 674-464, 685-7

MCCULLAH PATRICK J JR/MCCULLAH SHANNON
29058 GERANIUM DRIVE
BIG PINE KEY, FL 33043

2027

00-00-00-01010-005

BUILDING CHARACTERISTICS

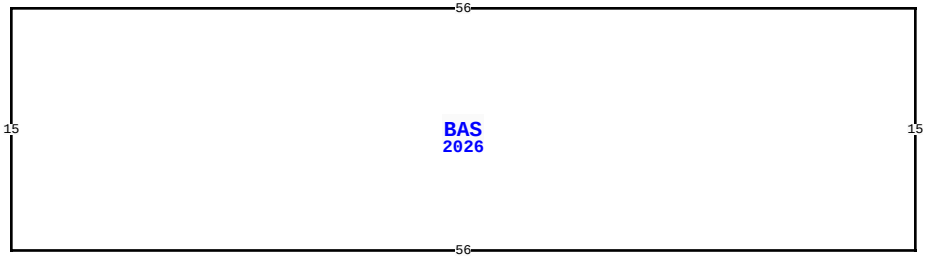
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	88,511
TOTALS	840			840	88,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	112.0000	107.52	90,317	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 840 HX Base Yr



1025 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0294	SHED WOOD/	0	0	12	20	240.00	UT	10.00	10.00	100	2017	2017	3	100	2,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,511
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	147,311
SOH/AGL Deduction	12
ASSESSED VALUE	147,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,299
TOTAL JUST VALUE	147,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051624	Mobile Home		11/25/2024
35546	STORAGE	144	07/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/1626	10/15/2019	QC	U	V	11	100
GRANTOR: PATRICK J MCCULLAH SR						
GRANTEE: PATRICK J SR & SHAN						
1339/1358	6/15/2017	WD	Q	V	01	9,500
GRANTOR: PHILLIP C & MELANIE B						
GRANTEE: PATRICK J MCCULLAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,18] E56 S15 W56 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0		A-1	100.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 02/28/2025 BY randall Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/19/2026 BY SYS