

LOT 106, 107 & 108 UNIT 18 THREE
931-574, 931-1902, 932-1219, WD

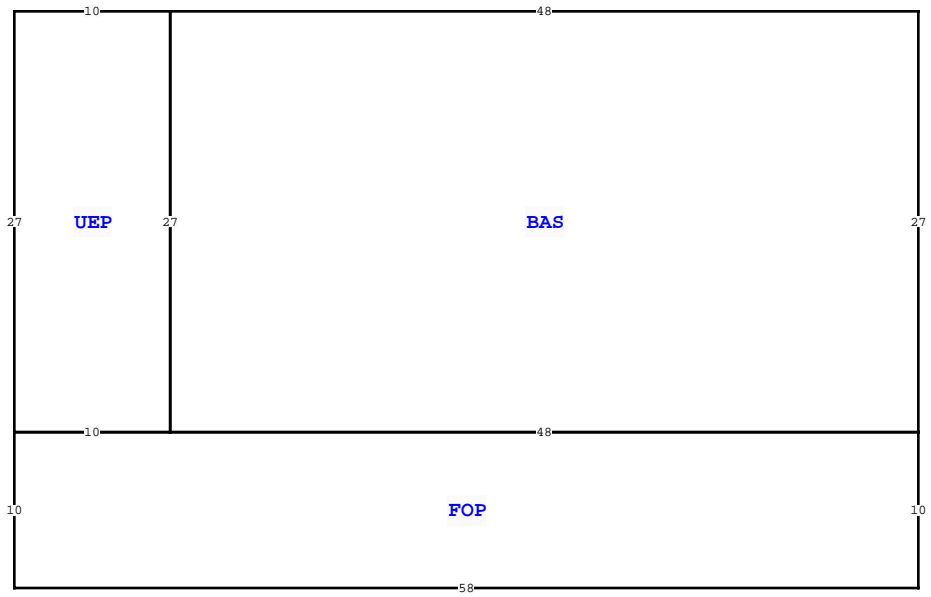
SALYER MICHAEL E/SALYER LAURA
682 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-01101-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		2	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	100000.18 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FOP	580	35	
UEP	270	70	
TOTALS	2,146		1,688 109,960

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023							
Heated Area: 1296						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		109,960	
TOTAL MARKET OB/XF VALUE		20,918	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		202,878	
SOH/AGL Deduction		88,894	
ASSESSED VALUE		113,984	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		62,573	
TOTAL JUST VALUE		202,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,878	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20305	M H	125	01/09/2003
19711	TR/TRAILER	75	07/05/2002
19710	TR/TRAILER	75	07/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2403	6/09/2022	WD	Q	I	05	180,000
GRANTOR: LEMASTER EDWARD H JR						
GRANTEE: SALYER MICHAEL E						
1411/1789	5/15/2020	WD	Q	V	05	150,000
GRANTOR: HUBERT R & JANIE M BR						
GRANTEE: EDWARD H JR & MARTH						

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	9946	Well	0	100	0	0		1.00	UT 4,000.00	100			3	100	4,000	
2	0166	CONC, PAVMT	0	100	10	20		200.00	UT 3.00	100	2006	2006	3	100	600	
3	0070	CARPORT UF	0	100	18	20		360.00	UT 2.50	100	2006	2006	3	100	900	
4	9945	Well/Sept	0	100	0	0		2.00	UT 7,000.00	100			3	100	14,000	
5	0040	BARN, POLE	0	100	10	17		170.00	UT 3.00	50	2006	2006	3	50	255	
6	0070	CARPORT UF	0	100	7	14		98.00	UT 2.50	50	2006	2006	3	50	123	
7	0070	CARPORT UF	0	100	26	32		832.00	UT 2.50	50	2006	2006	3	50	1,040	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							
TOTALS												20,918												

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W48 UEP= W10 S27 E10 N27\$ S27 FOP= W10 S10 E58 N10 W48\$E48 N27\$.											

REVIEW DATE												BY											
05/05/2021												MLU											
Total Acres: 2.76												Total Land Value: 72,000											
Market: 0												Agricultural: 0											
Common: 72,000												PRINTED 06/19/2026 BY SYS											