

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

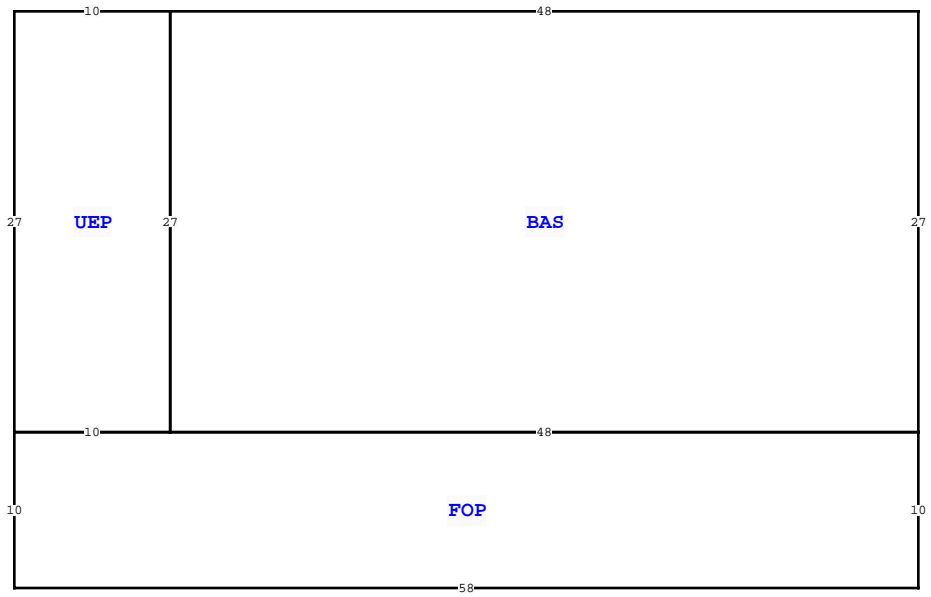
SALYER MICHAEL E/SALYER LAURA
682 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-01101-000
00-00-00-01101-000

| 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 | | 1,688 112,299 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0201 | 02 | 1,688 | 126.0000 | 120.96 | 204,180 | 2003 | 2003 | 0 | 0 | 45.00 | 55.00 | | |
| 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 | | 112,299 | |
| TOTAL MARKET OB/XF VALUE | | 20,918 | |
| TOTAL LAND VALUE - MARKET | | 54,000 | |
| TOTAL MARKET VALUE | | 187,217 | |
| SOH/AGL Deduction | | 73,233 | |
| ASSESSED VALUE | | 113,984 | |
| TOTAL EXEMPTION VALUE | | 51,411 | |
| BASE TAXABLE VALUE | | 62,573 | |
| TOTAL JUST VALUE | | 187,217 | |
| 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 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 20,918 | | | |
|-------------|---------|----------|----------|-----------|---------|------------|-----|--|--|--|--|--|--|--------|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | |
| | | | | | | 04/30/2024 | MLU | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

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

| 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 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | | |
| 2 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 36,000 | | | | | | | | |