LOTS 45 & 46 BLOCK 1 THREE THREE
UNIT 23.

WHITBECK CHARLES G/WHITBECK BETTY L
7630 SAMVILLE RD
NORTH FORT MYERS, FL 33917-2619

**2027**

**00-00-00-01433-000**

## BUILDING CHARACTERISTICS

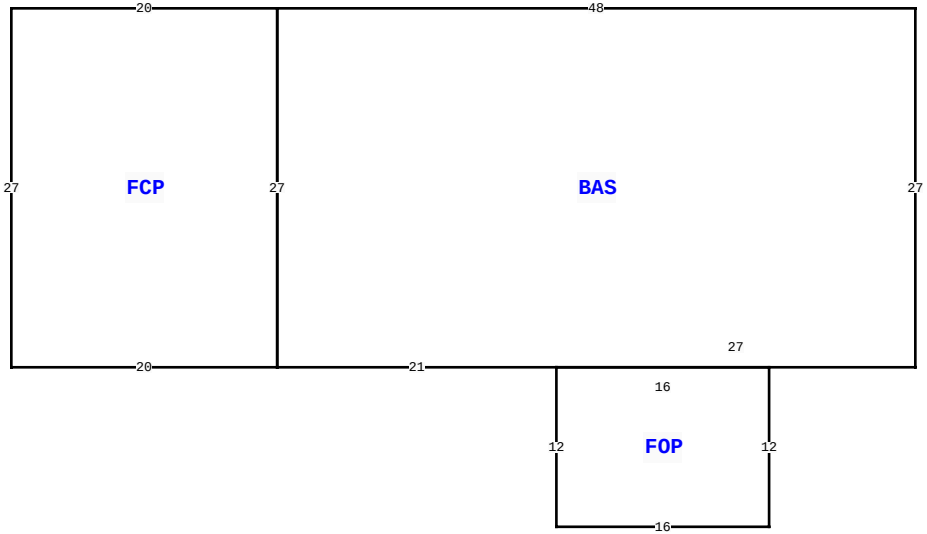
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 100000.23 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 36,672 |
| FCP | 540 | 25 | | 135 | 3,820 |
| FOP | 192 | 35 | | 67 | 1,896 |
| TOTALS | 2,028 | | | 1,498 | 42,388 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,498 | 117.9000 | 70.74 | 105,969 | 1998 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr




963 SW KENTUCKY ST, 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1997 | 1997 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 8 | 10 | 80.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 240 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 20 | 400.00 | UT | 14.00 | 14.00 | 100 | 2006 | 2006 | 3 | 100 | 5,600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 42,388 |
| TOTAL MARKET OB/XF VALUE | 14,040 |
| TOTAL LAND VALUE - MARKET | 44,400 |
| TOTAL MARKET VALUE | 100,828 |
| SOH/AGL Deduction | 13,067 |
| ASSESSED VALUE | 87,761 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 87,761 |
| TOTAL JUST VALUE | 100,828 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 100,828 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13379 | M H | 125 | 12/04/1997 |
| 9764 | PUMP/UTPOL | 30 | 05/26/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1008/1612 | 2/20/2004 | WD | Q | I | | 59,000 |
| GRANTOR: EDITH M DOUGLASS & BE | | | | | | |
| GRANTEE: CHARLES G & BETTY L | | | | | | |
| 0782/0983 | 10/12/1993 | WD | Q | V | | 13,500 |
| GRANTOR: CARBONE | | | | | | |
| GRANTEE: DOUGLASS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 FCP= W20 S27 E20 N27$ S27 E21 FOP= S12 E16 N12 W16$ E27 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 14,040

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 24,000.00 | 20,400.00 | 20,400 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 12/08/2015 BY RP Total Acres: 1.84 Total Land Value: 44,400 Market: 0 Agricultural: 0 Common: 44,400 PRINTED 11/17/2026 BY SYS