

COMM NE COR OF SE1/4 OF SE1/4, R
R/W OF CO RD FOR POB, RUN S ALON
W 198.15 FT, N 659.69 FT, E 198.

IVEY AARON MICHAEL/PRESTON NIKKI LYNN
151495 COUNTY ROAD 108
HILLARD, FL 32046

2026

01-3S-15-00134-007
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	01
NEIGHBORHOOD/LOC	1315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2026
TOTALS	1,512		175,811

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	0%	- 2026	Heated Area: 1512			HX Base Yr			
BLD DATE		LGL DATE		04/20/2026	MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,811
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			206,811
SOH/AGL Deduction			0
ASSESSED VALUE			206,811
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,811
TOTAL JUST VALUE			206,811
NCON VALUE			182,811
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053529	Mobile Home		07/07/2025
000053433	Right-of-Way Acce		06/23/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1894	5/26/2025	WD	U	V	11	100

GRANTOR: IVEY AARON
GRANTEE: IVEY AARON MICHAEL

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026

TOTAL OB/XF												7,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

BUILDING NOTES																							
BAS=[YR=2026;ORIG=17,7] E56 S27 W56 N27 \$																							

LAND DESCRIPTION																							
REVIEW DATE 05/01/2026 BY robin Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/12/2026 BY SYS																							

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BUILDING DIMENSIONS																							
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