COMM NE COR OF SE1/4 OF NW1/4, S
52.42 FT, NW 145.51 FT FOR POB,
FT, E 326.54 FT, S 542.64 FT TO

NOVELLO CHRISTINE
19610 MANATEE ISLES DR
WESTON, FL 33332

2027

01-6S-15-00495-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

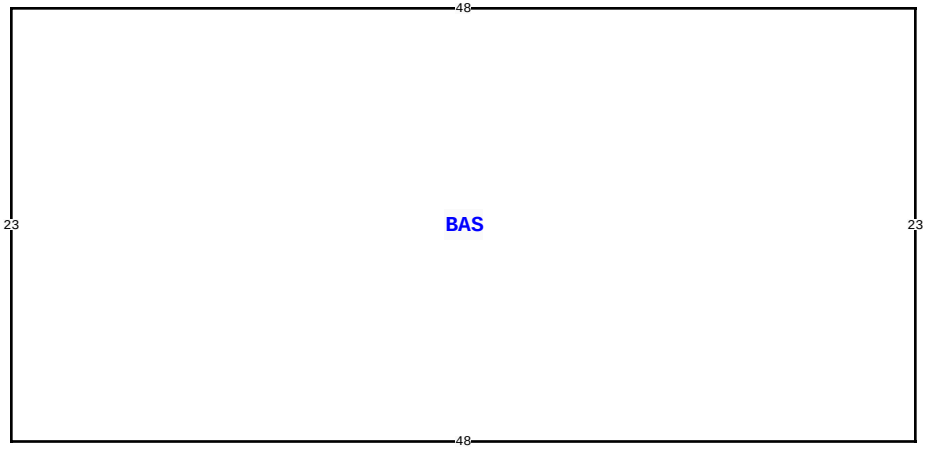
NEIGHBORHOOD/LOC 1615.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	24,063
TOTALS	1,104			1,104	24,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	90.8100	54.49	60,157	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1104 HX Base Yr



801 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,063
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	31,680
TOTAL MARKET VALUE	65,043
SOH/AGL Deduction	0
ASSESSED VALUE	65,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,043
TOTAL JUST VALUE	65,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21658	M H	375	03/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/605	12/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BENNE						
GRANTEE: NOVELLO CHRISTINE						
0992/1333	8/18/2003	WD	Q	V	03	6,000
GRANTOR: ANTHONY G & ROSE L FI						
GRANTEE: CAROLINE BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	1.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,680							

REVIEW DATE 04/30/2026 BY JB Total Acres: 1.98 Total Land Value: 31,680 Market: 0 Agricultural: 0 Common: 31,680 PRINTED 11/17/2026 BY SYS