LOT 18 BELLAMY ESTATES.

646-517, 682-520, 858-1589, 921-

THE EIGHTY-EIGHT VEGA ICHETUCKNEE TRUST DATED DECE
2795 SEMINOLE VILLAGE DR
MIDDLEBURG, FL 32068

2027

01-6S-15-00500-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

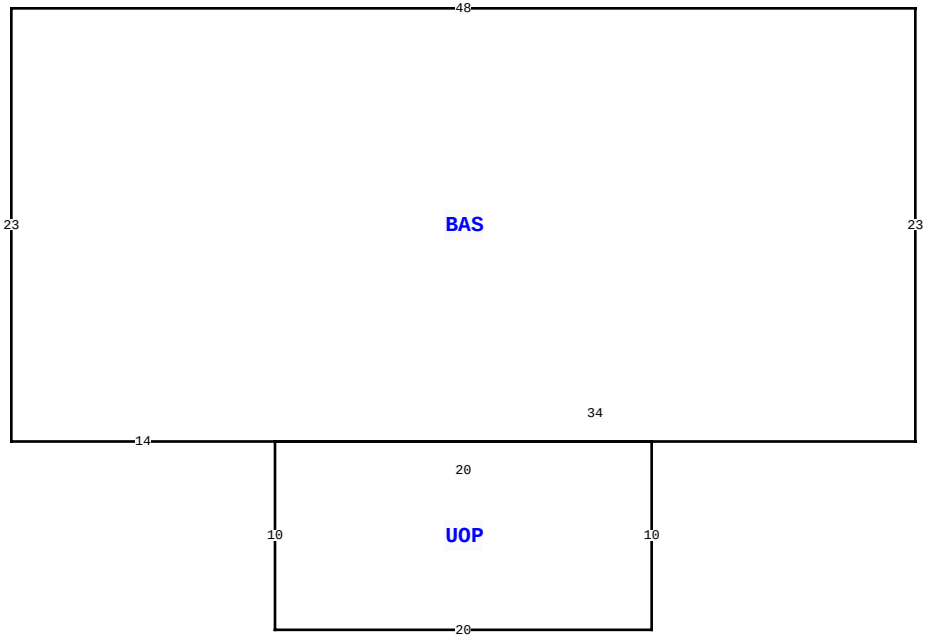
NEIGHBORHOOD/LOC 1615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,444
UOP	200	25		50	1,379
TOTALS	1,304			1,154	31,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,154	114.9000	68.94	79,557	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1104 HX Base Yr



117 SW OLD SPANISH RD, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	400	
2	0294	SHED WOOD/	0	0	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,823
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	63,923
SOH/AGL Deduction	4,355
ASSESSED VALUE	59,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,568
TOTAL JUST VALUE	63,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1005	12/09/2021	WD	U	I	12	100
GRANTOR: HOWARD BILLY						
GRANTEE: THE EIGHTY-EIGHT VE						
1186/1324	5/18/2009	AG	U	I	40	45,000
GRANTOR: HARVEY ANDREWS AS TRU						
GRANTEE: BILLY HOWARD & ANGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E14 UOP= S10 E20 N10 W20$ E34 N23$.

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	144.00	303.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 04/24/2026 BY JB Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS