

AKA LOT 1 BLOCK 10, WILSON SPRIN
 PHASE 4 UNR: COMM NE COR OF SE1/
 FT TO W LINE OF WILSON SPRINGS R

EUBANKS DAVID L/EUBANKS MARY ANN
 39109 EMERALDA ISLAND RD
 LEESBURG, FL 34788

2026

01-7S-15-01439-751



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	50
Interior Floor	14	CARPET	50
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	02
NEIGHBORHOOD/LOC	6716.0400 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2025	Heated Area: 1512			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2025</div> </div>												
TOTALS	1,512				1,512						163,142	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			163,142
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			17,820
TOTAL MARKET VALUE			187,962
SOH/AGL Deduction			0
ASSESSED VALUE			187,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,962
TOTAL JUST VALUE			187,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049919	Mobile Home		05/22/2024
000046342	Electrical Servic	0	01/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1190	9/03/2021	WD	Q	V	01	30,000
GRANTOR: GALLAGHER LAURIE M						
GRANTEE: EUBANKS DAVID L						
1373/1163	11/16/2018	WD	U	V	11	100
GRANTOR: JOSEPH D MORGAN III						
GRANTEE: LAURIE M GALLAGHER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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	
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	100

TOTAL OB/XF												
7,000												
406 SW MONUMENT DR, FORT WHITE												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=16,9] E56 S27 W56 N27 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		00	0.00	0.00	0.99	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,000.00	18,000.00	17,820							