LOTS 5 & 6 BLOCK 4 WILSON SPRING
1-B. LOT 5 BLOCK 4 WILSON SPRING
PHASE 1-B: COMM AT NE COR OF SE1

MOSLEY RONALD DAVID/MOSLEY TAMMY MICHELLE
5465 LONG BRANCH RD
MAXVILLE, FL 32234

2027

01-7S-15-04149-405

BUILDING CHARACTERISTICS

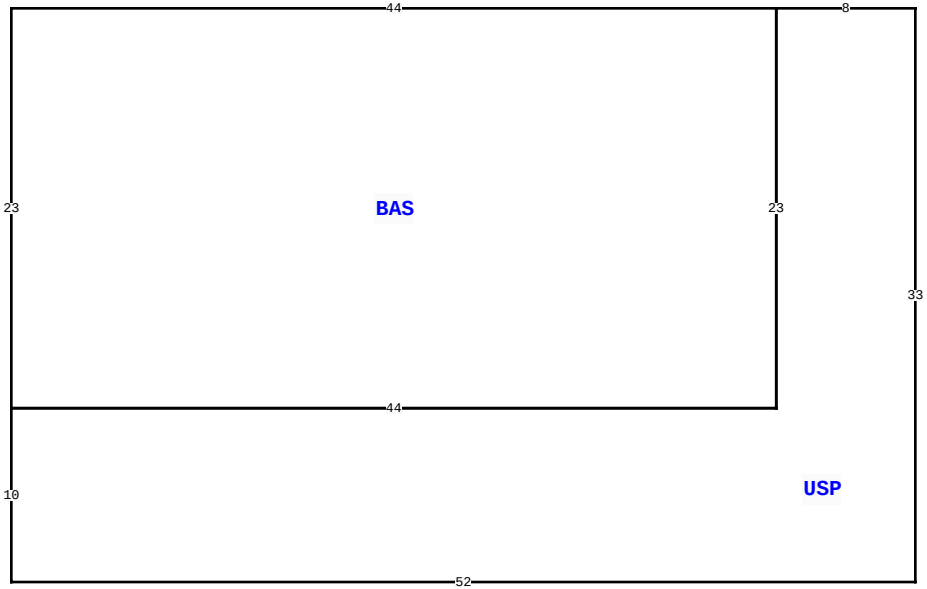
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	86,648
USP	704	35		246	21,062
TOTALS	1,716			1,258	107,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,258	112.9000	108.38	136,342	2004	2015	0	0	0	21.00	79.00

2 MANUF 2 0% - 2024 Heated Area: 1012 HX Base Yr



204 SW ROSE LN, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	107,710
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	135,310
SOH/AGL Deduction	0
ASSESSED VALUE	135,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,310
TOTAL JUST VALUE	135,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26756	M H	425	02/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/110	7/18/2023	WD	Q	I	01	140,000
GRANTOR: LIGHTSEY JERALD O						
GRANTEE: MOSLEY RONALD DAVID						
1423/1775	1/27/2020	WD	U	I	11	100
GRANTOR: MCCALL LINDA W						
GRANTEE: LIGHTSEY JERALD O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S23 USP= S10 E52 N33 W8 S23 W44$ E44 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/25/2023 BY TP Total Acres: 0.64 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/19/2026 BY SYS