

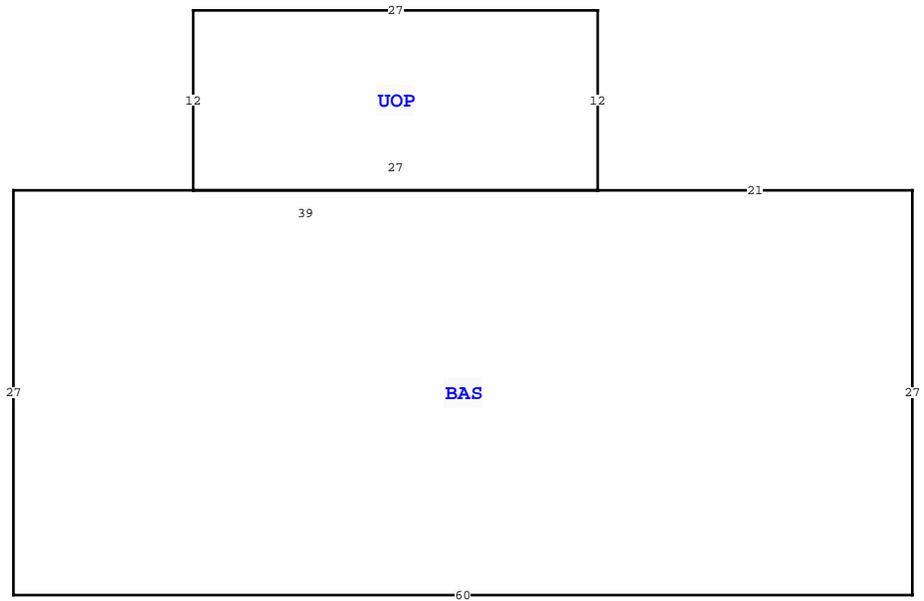
BEG NE COR OF SW1/4 OF NE1/4,
 RUN S 660.65 FT, W 660.02 FT,
 N 660.65 FT, E 660.02 FT TO

FRIEDMAN RYAN/FRIEDMAN DIANE M
 117 SW MURDOCK CT
 FORT WHITE, FL 32038

2026

01-7S-16-04108-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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	1716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	324	25	
TOTALS	1,944		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MANUF	1	50%	-	2026							Heated Area: 1620													
												HX Base Yr 2026													
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			101,133	
TOTAL MARKET OB/XF VALUE			20,840	
TOTAL LAND VALUE - MARKET			110,110	
TOTAL MARKET VALUE			232,083	
SOH/AGL Deduction			0	
ASSESSED VALUE			232,083	
TOTAL EXEMPTION VALUE	HA HAB		51,411	
BASE TAXABLE VALUE			180,672	
TOTAL JUST VALUE			232,083	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			217,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38174	M H	523	05/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2783	8/30/2018	WD Q	Q	I	01	124,300
GRANTOR: NATHAN B & JESSICA M						
1255/0946	5/10/2013	WD Q	Q	I	01	96,000
GRANTOR: HERBERT WENZEL						
GRANTEE: NATHAN B & JESSICA						

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	OB/XF MKT VALUE	NOTES
1	0031	BARN,MT AE	0	50	40	40	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	50	12	12	144.00	UT	2.50	2.50	100	1997	1997	3	100	360	
5	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	50	12	24	288.00	UT	2.50	2.50	100	1997	1997	3	100	720	
7	0252	LEAN-TO W/	0	50	12	40	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
8	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,600	

TOTAL OB/XF														20,840			
117 SW MURDOCK CT, FORT WHITE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 UOP= N12 W27 S12 E27\$ W39 S27 E60 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110										