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

2027

01-7S-16-04108-008

BUILDING CHARACTERISTICS

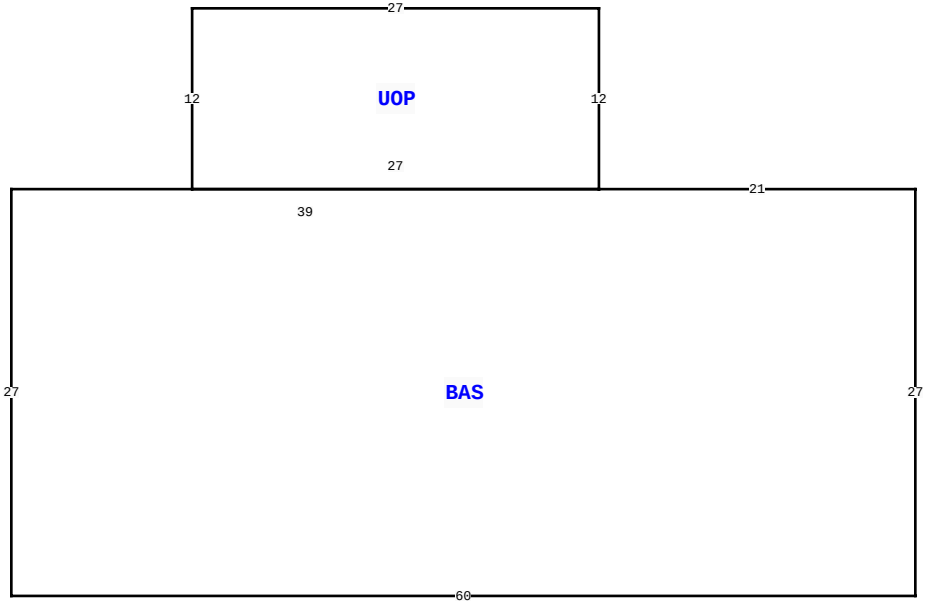
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,292
UOP	324	25		81	4,765
TOTALS	1,944			1,701	100,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,701	115.0000	106.95	181,922	1992	1992	0	0	0	45.00	55.00

2 MANUF 1 50% - 2026 Heated Area: 1620 HX Base Yr 2026



117 SW MURDOCK CT, 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	0031	BARN,MT AE	0	50	40	40	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,057
TOTAL MARKET OB/XF VALUE		20,840
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		231,007
SOH/AGL Deduction		0
ASSESSED VALUE		231,007
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		179,596
TOTAL JUST VALUE		231,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056146	Electrical Servic		07/22/2026
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	I	01	124,300
GRANTOR: NATHAN B & JESSICA M						
GRANTEE: RYAN FRIEDMAN & DIA						
1255/0946	5/10/2013	WD	Q	I	01	96,000
GRANTOR: HERBERT WENZEL						
GRANTEE: NATHAN B & JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 20,840

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	50		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 06/03/2026 BY NH Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS