

AKA N1/2 LOT 11 JOEL GLENN'S S/D
COR OF NW1/4 OF SE1/4, RUN N 318
CONT N 344.95 FT, W 658.31 FT, S

HIMES ALLEN
489 SW MURDOCK CT
FORT WHITE, FL 32038

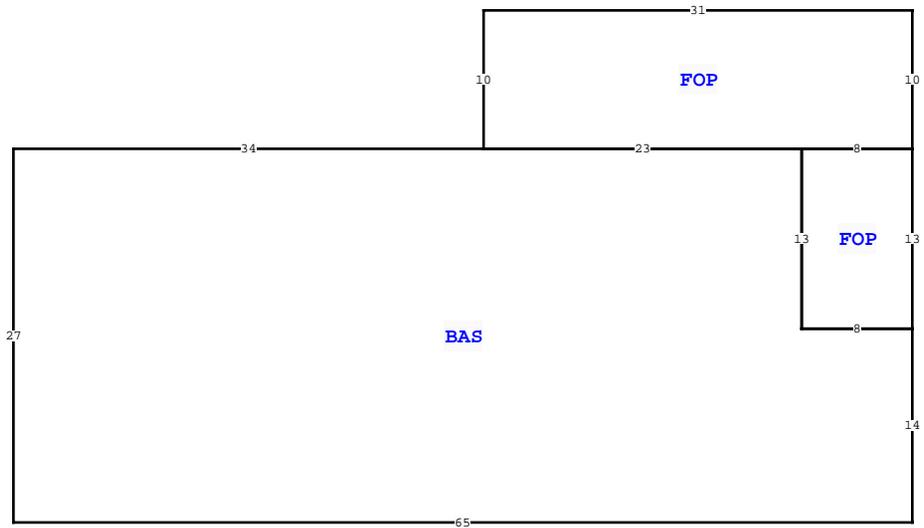
2026

01-7S-16-04108-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	08	SHT VINYL	30
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	1,651	100	
FOP	104	35	
FOP	310	35	
TOTALS	2,065		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,795	118.4000	113.66	204,020	1994	2015	0	0	21.00	79.00
1 MANUF 1 100% - 2026 Heated Area: 1651 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,176
TOTAL MARKET OB/XF VALUE			12,208
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			238,514
SOH/AGL Deduction			0
ASSESSED VALUE			238,514
TOTAL EXEMPTION VALUE	HX HB 13		238,514
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			238,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12773	M H	125	07/16/1997
8374	M H	125	05/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2440	1/24/2025	WD	Q	I	01	280,000
GRANTOR: ORANDE LUIS ANTONIO						
GRANTEE: HIMES ALLEN						
1493/1108	6/22/2023	WD	Q	I	01	240,000
GRANTOR: JP LLC						
GRANTEE: ORANDE LUIS ANTONIO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2002
2	0040	BARN, POLE	0	100	0	24	UT	2.50	2.50	70	2002
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2002
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2010
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2010
6	0261	PRCH, UOP	0	100	0	0	UT	2,000.00	2,000.00	100	2025

TOTAL OB/XF												12,208	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU
489 SW MURDOCK CT, FORT WHITE													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W34 S27 E65 N14 W8 N13 W23 \$											
FOP=[ORIG=23,0] E8 N10 W31 S10 E23 \$											
FOP=[ORIG=31,13] N13 W8 S13 E8 \$											

LAND DESCRIPTION												TOTAL OB/XF												12,208
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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							