

LOT 72 CARDINAL FARMS UNREC: COM
 RUN W 1321.85 FT, N 931.10 FT TO
 DEG W 134.86 FT, N 24 DEG E 309.

BISHOP JAMES L JR/BISHOP KAREN LYNN
 5682 SW OLD WIRE RD
 FORT WHITE, FL 32038

2026

02-6S-16-03815-172

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|--------------|--------------|----------------------|
| 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 | 100 | |
| Interior Floor | 00 | N/A | | 0 | |
| 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 | | | 100 | |
| Kitchen Adjus | 01 | | | 100 | |
| Quality | 05 | 05 | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | | MKT AREA | | 02 | |
| NEIGHBORHOOD/LOC | 11616.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,800 | 100 | | 1,800 | 194,349 |
| TOTALS | 1,800 | | | 1,800 | 194,349 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 2023 | 02 | 1,800 | 113.0000 | 118.65 | 213,570 | 2020 | 2020 | 0 | 0 | 9.00 | 91.00 | |
| 1 MANUF 3 | | | 100% - 2022 | Heated Area: 1800 | | | HX Base Yr 2022 | | | | | |

BAS

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 194,349 | |
| TOTAL MARKET OB/XF VALUE | | 7,400 | |
| TOTAL LAND VALUE - MARKET | | 88,229 | |
| TOTAL MARKET VALUE | | 289,978 | |
| SOH/AGL Deduction | | 77,976 | |
| ASSESSED VALUE | | 212,002 | |
| TOTAL EXEMPTION VALUE | | 51,411 | |
| BASE TAXABLE VALUE | | 160,591 | |
| TOTAL JUST VALUE | | 289,978 | |
| NCON VALUE | | 800 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 277,666 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 40278 | M H | 0 | 08/04/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1514/699 | 4/29/2024 | WD | U | I | 34 | 65,000 |
| GRANTOR: BULLARD PROPERTIES IN | | | | | | |
| GRANTEE: BISHOP JAMES L JR | | | | | | |
| 1453/1051 | 10/12/2021 | AG | U | I | 21 | 63,000 |
| GRANTOR: BULLARD PROPERTIES IN | | | | | | |
| GRANTEE: BISHOP JAMES L JR | | | | | | |

| BLD DATE | | LGL DATE | |
|---------------------------------|--|------------|-----|
| 5682 SW OLD WIRE RD, FORT WHITE | | 05/06/2026 | 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 | OB/XF MKT VALUE | NOTES | |
| 1 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 2,800 |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 3,800 |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT | 800.00 | 800.00 | 100 | 2026 | 2025 | 100 | | 800 |

| BUILDING NOTES | |
|-------------------------------------|--|
| BAS=[ORIG=13,13] E60 S30 W60 N30 \$ | |

| 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 | 100 | | A-1 | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 88,000 | | | | | | | |
| 2 | 9630 | C | SWAMP | 100 | | | | | 2.29 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 229 | | | | | | | |