

LOT 22 APPALACHIE TRACE UNR: COM
 SE1/4, RUN S 1097.29 FT, W 519.8
 E R/W OF A PRIVATE RD, RUN N 30

SELLITTI LOUIS ANTHONY JR
 161 SW CHIPPEWA GLN
 FORT WHITE, FL 32038

2026

03-6S-16-03766-122

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	03		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	3616.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	164,073
TOTALS	1,512			1,512	164,073

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area:	1512			HX Base Yr	2026			

BAS
2025

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,073
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			266,168
SOH/AGL Deduction			65,158
ASSESSED VALUE			201,010
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			149,599
TOTAL JUST VALUE			266,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049072	Mobile Home		01/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1488	7/10/2023	WD	Q	V	01	99,000
GRANTOR: RYAN MARK A						
GRANTEE: SELLITTI LOUIS ANTH						
1134/1198	10/18/2007	WD	Q	V		70,000
GRANTOR: RICHARD & ANN OTTUM						
GRANTEE: MARK & LAURIE RYAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=15,15] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100	2025	2024	100	7,000	

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095								