LOT 28 APPALACHIE TRACE UNR:
COMM SE COR OF SEC, RUN WEST
1158.74 FT FOR POB, CONT WEST

SMITH MICHAEL D/SMITH ANN
504 VALLEY FORGE ROAD
WEST PALM BEACH, FL 33405

2027

03-6S-16-03766-128

BUILDING CHARACTERISTICS

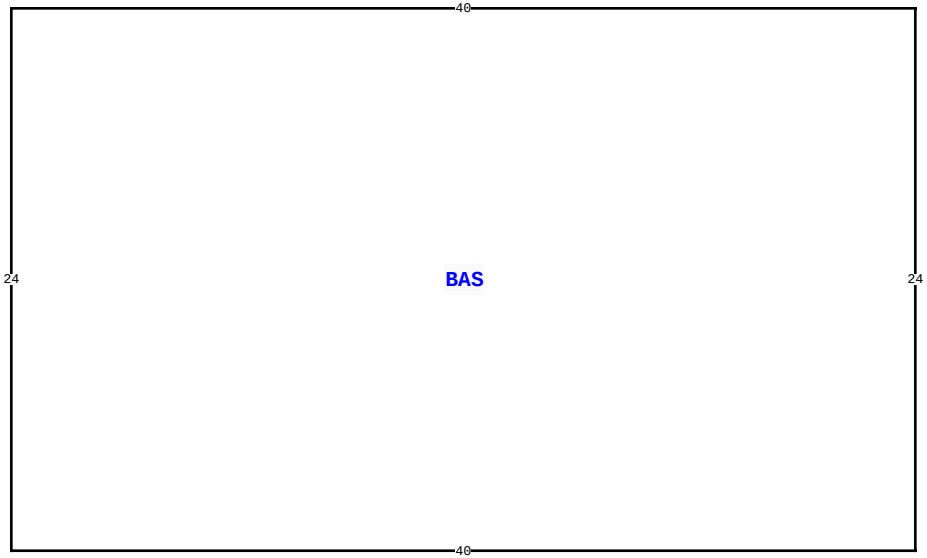
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,913
TOTALS	960			960	56,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	115.9000	107.79	103,478	1997	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



4471 SW HERLONG ST, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,913
TOTAL MARKET OB/XF VALUE	15,700
TOTAL LAND VALUE - MARKET	107,360
TOTAL MARKET VALUE	179,973
SOH/AGL Deduction	37,569
ASSESSED VALUE	142,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,404
TOTAL JUST VALUE	179,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27657	M H	560	02/25/2009
12147	M H	125	02/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/1674	10/15/2004	WD	Q	I		75,000
GRANTOR: ROY S & JENNIFER NEID						
GRANTEE: MICHAEL D & ANN SMI						
0832/0925	12/15/1996	WD	Q	V		23,500
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: ROY S & JENNIFER G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	0		00	0.00	0.00	9.76	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,360							

REVIEW DATE 04/20/2026 BY KS Total Acres: 9.76 Total Land Value: 107,360 Market: 0 Agricultural: 0 Common: 107,360 PRINTED 11/17/2026 BY SYS