

LOT 5 SEDGEFIELD S/D PHASE 1.
ORB 948-1151. WD 1078-2583.
EX 0.11 AC FOR CO RD R/W

GRAFF MIKEL
340 SW LOGSTON CT
FT WHITE, FL 32038

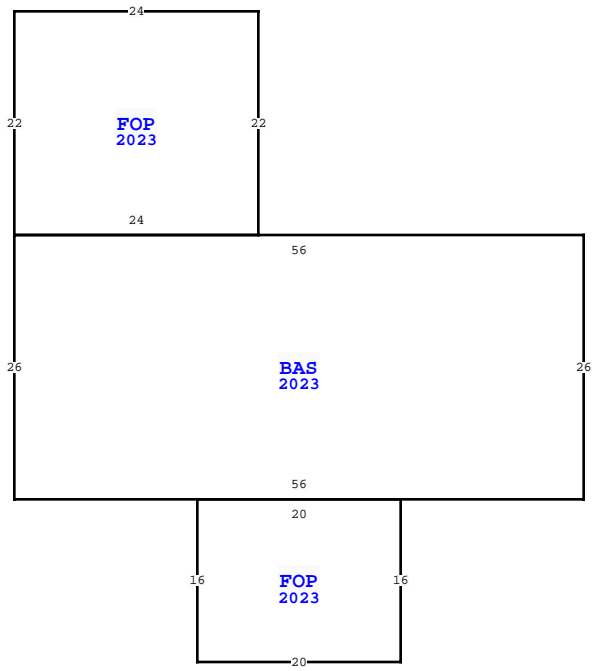
2026

03-6S-16-03767-104



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		50	
Interior Floor	14	CARPET		50	
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	3616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2023	1,456	73,626
FOP	320	35	2023	112	5,663
FOP	528	35	2023	185	9,355
TOTALS	2,304			1,753	88,644

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023	Heated Area: 1456		HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	88,644		
TOTAL MARKET OB/XF VALUE	9,420		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	153,064		
SOH/AGL Deduction	10,675		
ASSESSED VALUE	142,389		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	90,978		
TOTAL JUST VALUE	153,064		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,154		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24677	ADDN SFR	110	06/26/2006
24368	M H	384	04/11/2006
22291	TR/TRAILER	50	09/09/2004
21391	TR/TRAILER	150	12/31/2003
20741	TR/TRAILER	75	05/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/2712	12/04/2014	WD	U	I	12	54,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: MICKEL GRAFF						
1281/1702	9/17/2014	QC	U	I	11	95,000
GRANTOR: GARY A & DEANNA E HAR						
GRANTEE: FLORIDA CREDIT UNIO						

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	0166	CONC, PAVMT	0	100	4	22	UT	2.50	2.50	100	2006	2006	3	100	220	
2	0070	CARPORT UF	0	100	20	30	UT	3.00	3.00	100	2006	2006	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0041	BARN, MACH	0	100	0	0	UT	0.00	0.00	100	2006	2006	3	100	400	

LAND DESCRIPTION												TOTAL OB/XF				9,420								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/20/2026 BY ks																								
Total Acres: 4.89					Total Land Value: 55,000					Market: 0					Agricultural: 0					Common: 55,000				