

COMM NW COR OF SE1/4 OF NE1/4, E
330 FT FOR POB, E 867.96 FT, S 3
FT, N 330 FT TO POB.

HUNTER ALLEN CURTIS
180 SW PRETENDER GLN
FORT WHITE, FL 32038

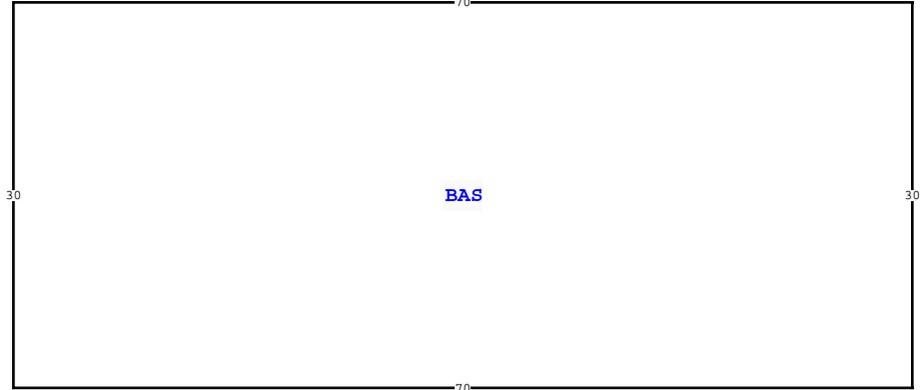
2026

03-7S-16-04118-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,100	117.9000	113.18	237,678	2006	2005		0	0	45.00	55.00	
2 MANUF		1	100% - 0	Heated Area: 2100				HX Base Yr					



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		02			
NEIGHBORHOOD/LOC	3716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	130,723
TOTALS	2,100			2,100	130,723

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		130,723		
TOTAL MARKET OB/XF VALUE		9,800		
TOTAL LAND VALUE - MARKET		79,680		
TOTAL MARKET VALUE		220,203		
SOH/AGL Deduction		115,193		
ASSESSED VALUE		105,010		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		53,599		
TOTAL JUST VALUE		220,203		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		204,209		

BLDG:1:1: HERI MH			
XFOB:1:1: HERI M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38608	MAINT/ALTR	75	09/13/2019
23817	M H	275	11/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0410/0120	8/01/1978	03 Q	V			8,400

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W70 S30 E70 N30\$.	

EXTRA FEATURES														TOTAL OB/XF		9,800	
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	12	20	240.00	UT	5.00	5.00	50	1993	1993	3	50	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	

LAND DESCRIPTION														TOTAL OB/XF											9,800	
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	6.64	AC		1.00	1.00	1.00	12,000.00	12,000.00	79,680									