

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

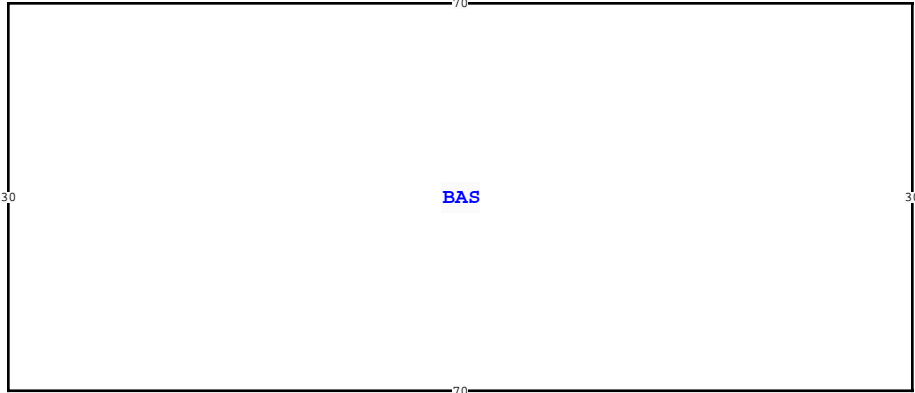
2026

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
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	3716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	
TOTALS	2,100		2,100 128,009

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	110.83	232,743	2006	2005	0	0	45.00	55.00
2 MANUF		1	100% - 0	Heated Area: 2100		HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,009	
TOTAL MARKET OB/XF VALUE		10,800	
TOTAL LAND VALUE - MARKET		79,680	
TOTAL MARKET VALUE		218,489	
SOH/AGL Deduction		112,479	
ASSESSED VALUE		106,010	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		54,599	
TOTAL JUST VALUE		218,489	
NCON VALUE		1,000	
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	Q	V		8,400
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	50	1993
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2010
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	100	2026

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
180 SW PRETENDER GLN, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W70 S30 E70 N30\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	6.64	AC	1.00