COMM SE COR OF SW1/4 OF NW1/4, W
POB, CONT W 286.54 FT, N 260 FT,
260 FT TO POB.

LAVAN ANNA
P O BOX 586
FORT WHITE, FL 32038-0586

2027

03-7S-16-04120-008

BUILDING CHARACTERISTICS

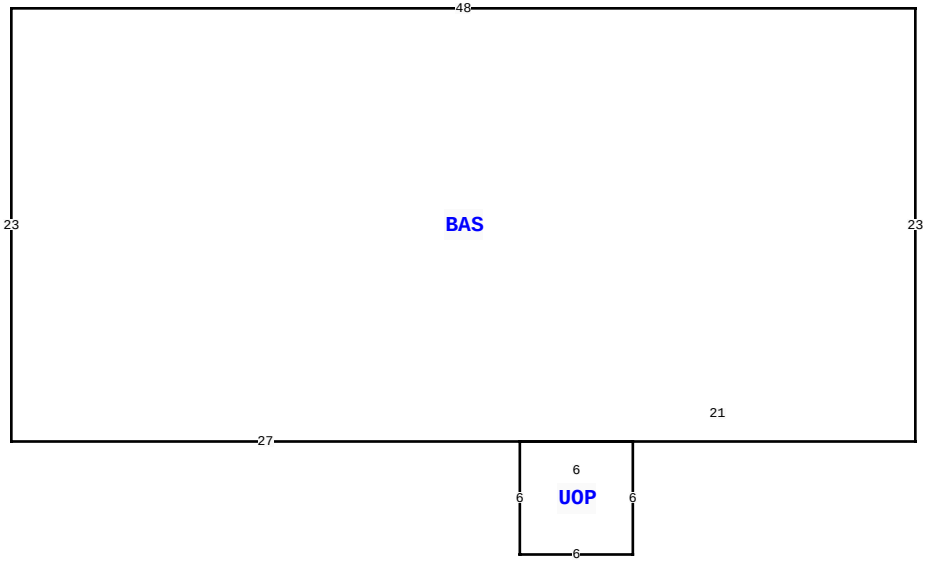
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	28,854
UOP	36	25		9	235
TOTALS	1,140			1,113	29,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,113	108.9000	65.34	72,723	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1104 HX Base Yr 2000



566 SW SANDERS WAY, 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	100	16	28	448.00	UT	7.50	7.50	40	1998	1998	3	40	1,344	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,089
TOTAL MARKET OB/XF VALUE		9,344
TOTAL LAND VALUE - MARKET		27,360
TOTAL MARKET VALUE		65,793
SOH/AGL Deduction		30,761
ASSESSED VALUE		35,032
TOTAL EXEMPTION VALUE	HX HB WX SX	35,032
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,793

SALE:1:1: 1.71 AC (FAMILY TRANSACTION)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/0594	5/16/2001	QC	U	I		100
GRANTOR: MELISSA M & RYAN STEF						
GRANTEE: MICHAEL LAVAN						
0929/0592	5/16/2001	QC	U	I		100
GRANTOR: MELISSA M & RYAN STEF						
GRANTEE: DOUGLAS JONES (CLEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E27 UOP= S6 E6 N6 W6$ E21 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,344

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	100		A-1	0.00	0.00	1.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,360							

REVIEW DATE 06/05/2026 BY NH Total Acres: 1.71 Total Land Value: 27,360 Market: 0 Agricultural: 0 Common: 27,360 PRINTED 11/17/2026 BY SYS