COMM NE COR OF SEC, S 659.54 FT, POB, CONT W 420 FT, S 630 FT, E TO POB EX THE E 99 FT MOL.

CARLTON MICHAEL WAYNE/CARLTON ANN HOLDERNESS
22046 BIRR CT
MOUNT DORA, FL 32757

2027

04-6S-16-03770-001

BUILDING CHARACTERISTICS

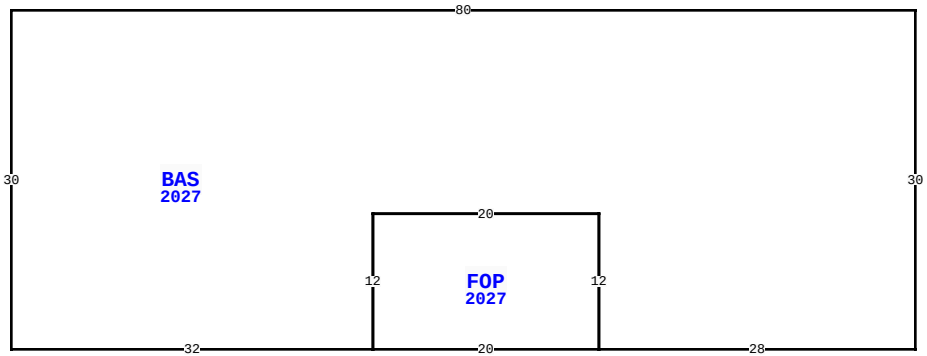
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	4616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2027	2,160	233,695
FOP	240	35	2027	84	9,089
TOTALS	2,400			2,244	242,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,244	115.0000	110.40	247,738	2026	2026	0	0	0	2.00	98.00

2 MANUF 2 0% - 2027 Heated Area: 2160 HX Base Yr



13034 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,783
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	60,320
TOTAL MARKET VALUE	310,703
SOH/AGL Deduction	0
ASSESSED VALUE	310,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,703
TOTAL JUST VALUE	310,703
NCON VALUE	249,783
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055741	Mobile Home		05/27/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1423	3/06/2025	WD	Q	I	05	105,000
GRANTOR: ARMSTRONG TIMOTHY S						
GRANTEE: CARLTON MICHAEL WAY						
1485/1498	2/14/2023	LE	U	I	14	100
GRANTOR: SMITH SKODA JEFFREY (						
GRANTEE: ARMSTRONG TIMOTHY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=60,10] W80 S30 E32 N12 E20 S12 E28 N30 $
FOP=[YR=2027;ORIG=12,28] E20 S12 W20 N12 $
.

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	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,130							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.63	AC		1.00	1.00	1.00	13,000.00	13,000.00	21,190							

REVIEW DATE 04/28/2026 BY KS Total Acres: 4.64 Total Land Value: 60,320 Market: 0 Agricultural: 0 Common: 60,320 PRINTED 11/17/2026 BY SYS