

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.

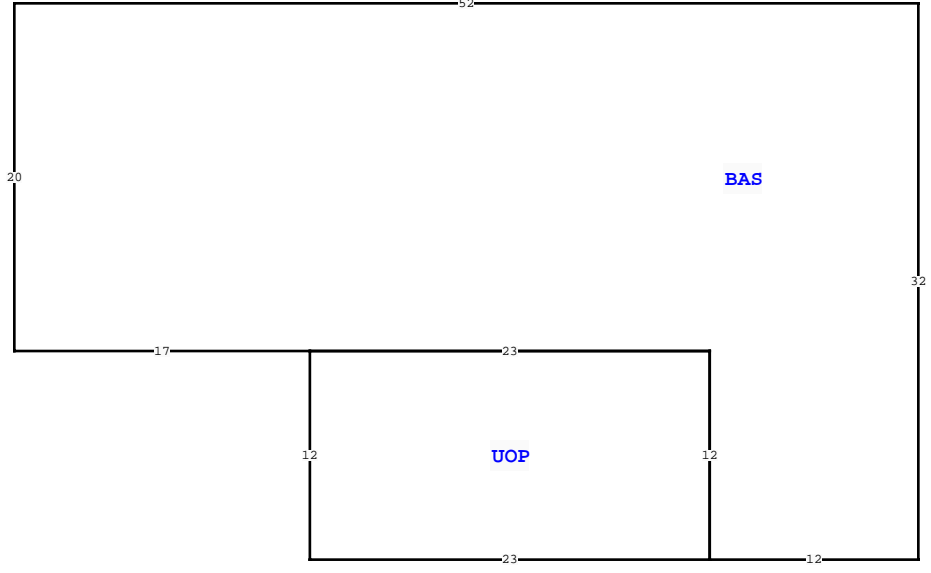
CARLTON MICHAEL WAYNE/CARLTON ANN HOLDERNESS
22046 BIRR CT
MOUNT DORA, FL 32757

2026

04-6S-16-03770-001


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architactual	05 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		
1	SINGLE FAM	0%	- 2026		Heated Area: 1184					HX Base Yr			



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	1,184	100		1,184	72,974
UOP	276	20		55	3,390
TOTALS	1,460			1,239	76,363

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

13034 SW STATE ROAD 47 , FORT WHITE										BLD DATE		LGL DATE	05/06/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	76,363		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	60,320		
TOTAL MARKET VALUE	137,283		
SOH/AGL Deduction	0		
ASSESSED VALUE	137,283		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	137,283		
TOTAL JUST VALUE	137,283		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	123,363		

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= W52 S20 E17 UOP= S12 E23 N12 W23\$ E23 S12 E12 N32\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0100	C	SFR	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							