COMM NE COR OF SEC, RUN WEST
1011.41 FT FOR POB, RUN SOUTH
1292.39 FT, W 549.26 FT, NORTH

WILLIAMS RALPH OWEN/WILLIAMS LEANNE DANNETE
25933 W NEWBERRY RD
NEWBERRY, FL 32669

**2027**

**06-7S-16-04146-000**

## BUILDING CHARACTERISTICS

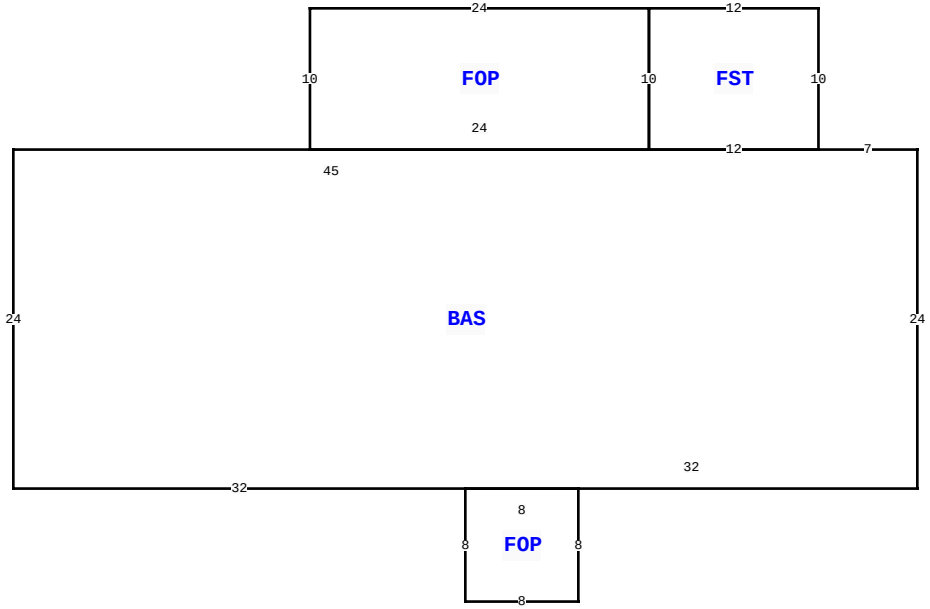
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 04 | 04 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 6716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,536 | 100 | | 1,536 | 38,486 |
| FOP | 64 | 35 | | 22 | 551 |
| FOP | 240 | 35 | | 84 | 2,105 |
| FST | 120 | 55 | | 66 | 1,654 |
| TOTALS | 1,960 | | | 1,708 | 42,796 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,708 | 104.4050 | 62.64 | 106,989 | 1974 | 1974 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2023 Heated Area: 1536 HX Base Yr




2184 SW WILSON SPRINGS RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 42,796 |
| TOTAL MARKET OB/XF VALUE | 7,800 |
| TOTAL LAND VALUE - MARKET | 130,160 |
| TOTAL MARKET VALUE | 180,756 |
| SOH/AGL Deduction | 28,366 |
| ASSESSED VALUE | 152,390 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 152,390 |
| TOTAL JUST VALUE | 180,756 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 180,756 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1322/2727 | 9/30/2016 | WD | Q | I | 01 | 64,000 |
| GRANTOR: DONALD & TERESA COONE | | | | | | |
| GRANTEE: RALPH & LEANNE WILL | | | | | | |
| 0932/0458 | 7/27/2001 | WD | Q | I | 04 | 29,100 |
| GRANTOR: GLENN W SANDERS | | | | | | |
| GRANTEE: DONALD L & TERESA R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 FST= N10 W12 S10 E12$ W12 FOP= N10 W24 S10 E24$ W45 S24 E32 FOP= S8 E8 N8 W8$E32 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 7,800

| 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 | 16.27 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 130,160 | | | | | | | |

REVIEW DATE 06/24/2015 BY TW Total Acres: 16.27 Total Land Value: 130,160 Market: 0 Agricultural: 0 Common: 130,160 PRINTED 11/17/2026 BY SYS