

THE E 313.86 FT OF THE W 538.86  
OF N 800 FT OF NW1/4 OF NE1/4.

FARRAND DAVID H  
225 SW NICE CT  
FORT WHITE, FL 32038

2026

06-7S-16-04146-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	6716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2023
TOTALS	840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100% - 2023		92,728	2019	2019	0	0	11.00	89.00
				Heated Area: 840			HX Base Yr 2023				
TOTALS	840		840	82,528							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,528
TOTAL MARKET OB/XF VALUE			22,500
TOTAL LAND VALUE - MARKET			34,080
TOTAL MARKET VALUE			139,108
SOH/AGL Deduction			10,917
ASSESSED VALUE			128,191
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			76,780
TOTAL JUST VALUE			139,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38551	M H	360	09/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/737	12/13/2022	WD	Q	I	01	157,500
GRANTOR: KEAST TYLER						
GRANTEE: FARRAND DAVID H						
1482/735	12/13/2022	WD	U	I	11	100
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: KEAST TYLER						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,000.00	100	2023	2022		100	1,000	
3	0030	BARN, MT	0	100	0	0		1.00	UT 7,500.00	100	2023	2022		100	7,500	
4	0081	DECKING WI	0	100	0	0		1.00	UT 2,500.00	100	2023	2022		100	2,500	
5	0262	PRCH, FOP	0	100	0	0		1.00	UT 2,500.00	100	2023	2022		100	2,500	
6	9910	RV SITE/RE	0	100	0	0		1.00	UT 2,000.00	100	2023	2022		100	2,000	

TOTAL OB/XF												22,500												
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,080							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=10,10] S14 E60 N14 W60 \$	