

COMM SE COR OF SW1/4 OF SE1/4, R
 FOR POB, CONT N 573.63 FT, W 798
 FT, E 798.34 FT TO POB. EX 5.25

DEPRIEST RICHARD W
 245 SW BYRON CT
 FORT WHITE, FL 32038

2026

06-7S-16-04150-102


| 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 | 04 | PLYWOOD | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 08 | SHT VINYL | 30 |
| 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 | 6716.0300 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,056 | 100 | |
| TOTALS | 1,056 | | 1,056 28,563 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HME | 100% | - 2023 | | Heated Area: 1056 | | | | | HX Base Yr 2023 | |

BAS

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|------------------------------|-----------|-----------|-------|--------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 28,563 | | |
| TOTAL MARKET OB/XF VALUE | | | | 10,840 | | |
| TOTAL LAND VALUE - MARKET | | | | 55,335 | | |
| TOTAL MARKET VALUE | | | | 94,738 | | |
| SOH/AGL Deduction | | | | 26,441 | | |
| ASSESSED VALUE | | | | 68,297 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 43,297 | | |
| BASE TAXABLE VALUE | | | | 25,000 | | |
| TOTAL JUST VALUE | | | | 94,738 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 118,303 | | |
| SALE:1:1: FOR 10.52 AC | | | | | | |
| PERMIT NUM | | | | | | |
| DESCRIPTION | | | | | | |
| AMT | | | | | | |
| ISSUED | | | | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1463/880 | 3/30/2022 | WD | Q | I | 01 | 80,000 |
| GRANTOR: COOK BETTY D CLEMON | | | | | | |
| GRANTEE: DEPRIEST RICHARD W | | | | | | |
| 1457/1462 | 1/17/2022 | QC | U | I | 11 | 100 |
| GRANTOR: REDD JOSEPH S II | | | | | | |
| GRANTEE: COOK BETTY D CLEMON | | | | | | |
| BLD DATE | | | | | | |
| XF DATE | | | | | | |
| INC DATE | | | | | | |
| LGL DATE | | | | | | 05/06/2026 |
| LAND DATE | | | | | | MLU |
| AG DATE | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W66 S16 E66 N16\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | | | 7.50 | 100 |
| 2 | 0040 | BARN, POLE | 0 | 100 | 14 | 20 | | | 2.50 | 100 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | | 7,000.00 | 100 |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | | 1,200.00 | 100 |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | | | 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | | 10,840 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 5.27 | AC | | 1.00 | 1.00 | 1.00 | 10,500.00 | 10,500.00 | 55,335 | | | | | | | |

| LAND DESCRIPTION | |
|------------------|----------|
| L N | USE CODE |
| 1 | 0200 |

| TOTAL OB/XF | | 10,840 | |
|-------------|----------|--------|----------------------|
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| 1 | 0200 | C | MBL HM |

| TOTAL OB/XF | | 10,840 | |
|-------------|----------|--------|----------------------|
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