

BEG NW COR OF NW1/4 OF SE1/4, RU
E 518.73 FT, N 840.92 FT, W 518.
(AKA PARCEL 5 WILSON SPRINGS MEA

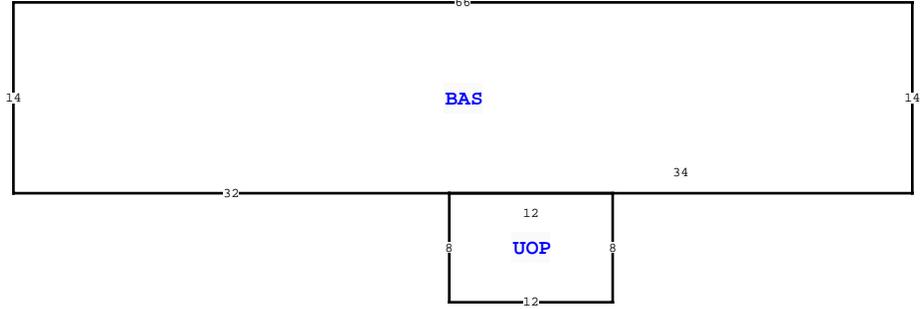
THARP LIVING TRUST DATED NOVEMBER 29, 2000
505 HURLEY ST
ORANGE PARK, FL 32073

2026

06-7S-16-04150-105

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	02	ROLL COMP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	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	01	01	
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	924	100	
UOP	96	25	
TOTALS	1,020		948 8,695

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 0									
				Heated Area: 924								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			8,695
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			75,075
TOTAL MARKET VALUE			93,770
SOH/AGL Deduction			6,275
ASSESSED VALUE			87,495
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,495
TOTAL JUST VALUE			93,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19229	M H	125	01/14/2002
15528	M H	125	05/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/1459	2/19/2010	WD	Q	I	01	72,000
GRANTOR: JACK T RUSSELL & OLGA						
GRANTEE: JIMME D & MELANIE H						
1072/0290	1/20/2006	WD	Q	I		95,000
GRANTOR: BARBARA S KNAPP						
GRANTEE: JACK T RUSSELL						

EXTRA FEATURES		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	0	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	1.00											3	100		7,000			
2	9947	Septic	0	0	0	0	0	0	0	1.00	UT	3,000.00	3,000.00	1.00											3	100		3,000			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E32 UOP= S8 E12 N8 W12\$ E34 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,000									
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	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,075												