

COMM NE COR OF SEC, RUN W 40  
 FT TO W R/W LINE C-131, RUN S  
 638.44 FT TO NE COR OF LOT 1

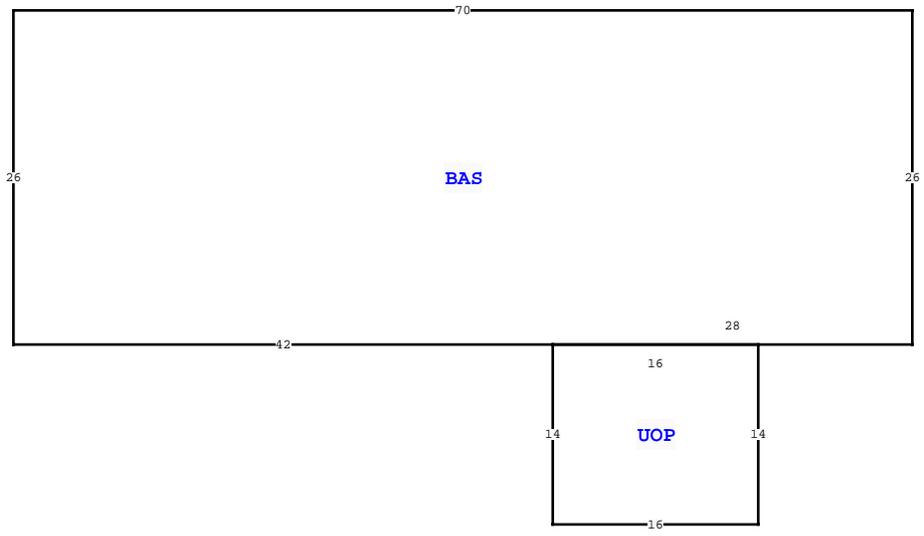
LONG DONITA/LONG CHARLES  
 750 SW SASSAFRAS ST  
 FORT WHITE, FL 32038

**2026**

07-6S-17-09621-216  


| BUILDING CHARACTERISTICS |                   |             |      |              |                      |
|--------------------------|-------------------|-------------|------|--------------|----------------------|
| ELEMENT                  | CD CONSTRUCTION   |             |      |              |                      |
| Exterior Wall            | 31 VINYL SID 100  |             |      |              |                      |
| Roof Structur            | 03 GABLE/HIP 100  |             |      |              |                      |
| Roof Cover               | 14 PREFIN MT 100  |             |      |              |                      |
| Interior Wall            | 05 DRYWALL 100    |             |      |              |                      |
| Interior Floor           | 14 CARPET 90      |             |      |              |                      |
| Interior Floor           | 08 SHT VINYL 10   |             |      |              |                      |
| Air Condition            | 03 CENTRAL 100    |             |      |              |                      |
| Heating Type             | 04 AIR DUCTED 100 |             |      |              |                      |
| Bedrooms                 | 3 100             |             |      |              |                      |
| Bathrooms                | 2 100             |             |      |              |                      |
| Stories                  | 1. 1. 100         |             |      |              |                      |
| Architctual              | 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         | 7617.0200 1.00/   |             |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA  | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,820             | 100         |      | 1,820        | 113,293              |
| UOP                      | 224               | 25          |      | 56           | 3,486                |
| TOTALS                   | 2,044             |             |      | 1,876        | 116,779              |

| MARKET ADJUSTMENTS |       |           |             |                |                |            |     |      |      |      |        |
|--------------------|-------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB | ECON | FNCT | NORM | % COND |
| 1                  | MANUF | 1         | 0%          | - 2020         |                |            |     |      |      |      |        |
| Heated Area: 1820  |       |           |             |                |                | HX Base Yr |     |      |      |      |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 116,779     |   |
| TOTAL MARKET OB/XF VALUE  |           | 18,004      |   |
| TOTAL LAND VALUE - MARKET |           | 110,220     |   |
| TOTAL MARKET VALUE        |           | 245,003     |   |
| SOH/AGL Deduction         |           | 70,645      |   |
| ASSESSED VALUE            |           | 174,358     |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 174,358     |   |
| TOTAL JUST VALUE          |           | 245,003     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 227,548     |   |

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

| SALES DATA                   |            |           |       |       |        |            |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1406/0842                    | 11/22/2019 | WD        | U     | I     | 11     | 0          |
| GRANTOR: DONNA CAROL HARRIS  |            |           |       |       |        |            |
| GRANTEE: DONITA & CHARLES LO |            |           |       |       |        |            |
| 1076/2498                    | 3/10/2006  | WD        | Q     | I     |        | 149,000    |
| GRANTOR: BRUCE PERRY         |            |           |       |       |        |            |
| GRANTEE: J J HARRIS III & DO |            |           |       |       |        |            |

| 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              | 0190       | FPLC PF     | 0       | 0 | 0  | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 2001    | 2001        | 3 | 100    | 1,200           |       |
| 2              | 0294       | SHED WOOD/  | 0       | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 300             |       |
| 3              | 9945       | Well/Sept   | 0       | 0 | 0  | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0031       | BARN,MT AE  | 0       | 0 | 24 | 36    | UT | 11.00    | 11.00          | 100       | 2013    | 2013        | 3 | 100    | 9,504           |       |

| TOTAL OB/XF |         |          |          |           |         |  |  |  |  |  |  | 18,004     |     |
|-------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|------------|-----|
| BLD DATE    | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |  |  |  |  |  |  | 05/06/2026 | MLU |

| BUILDING NOTES |  |
|----------------|--|
|                |  |
|                |  |

| BUILDING DIMENSIONS |   |
|---------------------|---|
| BAS=                | W70 S26 E42 UOP= S14 E16 N14 W16\$ E28 N26\$. |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 18,004 |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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  | 10.02       | AC        |     | 1.00        | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 110,220    |                             |      |         |      |     |    |        |  |