

COMM NE COR OF SEC, W 795.49  
 FT FOR POB, S 661.60 FT, W  
 265.13 FT, N 661.64 FT TO N

BING MICHAEL JWAN  
 607 SW MAGELLAN CT  
 FORT WHITE, FL 32038

2026

09-7S-16-04160-001  


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 Floo	14	CARPET	90
Interior Floo	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
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		124,776

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	0%	- 0									
Heated Area: 1216					HX Base Yr								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>15</p> <p style="color: blue; font-size: 2em;">BAS</p> <p>16</p> </div>													
BLD DATE				XF DATE				LGL DATE				05/14/2024	MLU
INC DATE				AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,776
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			40,300
TOTAL MARKET VALUE			172,076
SOH/AGL Deduction			20,306
ASSESSED VALUE			151,770
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			151,770
TOTAL JUST VALUE			172,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39520	M H	0	03/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/2609	9/19/2019	QC	U	V	11	100
GRANTOR: BRENDA LEE WILLIAMS						
GRANTEE: MICHAEL JWAN BING						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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	0	0	0		7,000.00	100			3	100	7,000

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,300							