COMM AT NE COR OF NW1/4, RUN S A
E LINE OF NW1/4 32.0 FT TO S R/W
HERLONG RD FOR POB, CONT S ALONG

JONES MICHAEL LEWIS/JONES ROSE MARY
4728 SW HERLONG ST
FORT WHITE, FL 32038

**2027**

**10-6S-16-03811-001**

## BUILDING CHARACTERISTICS

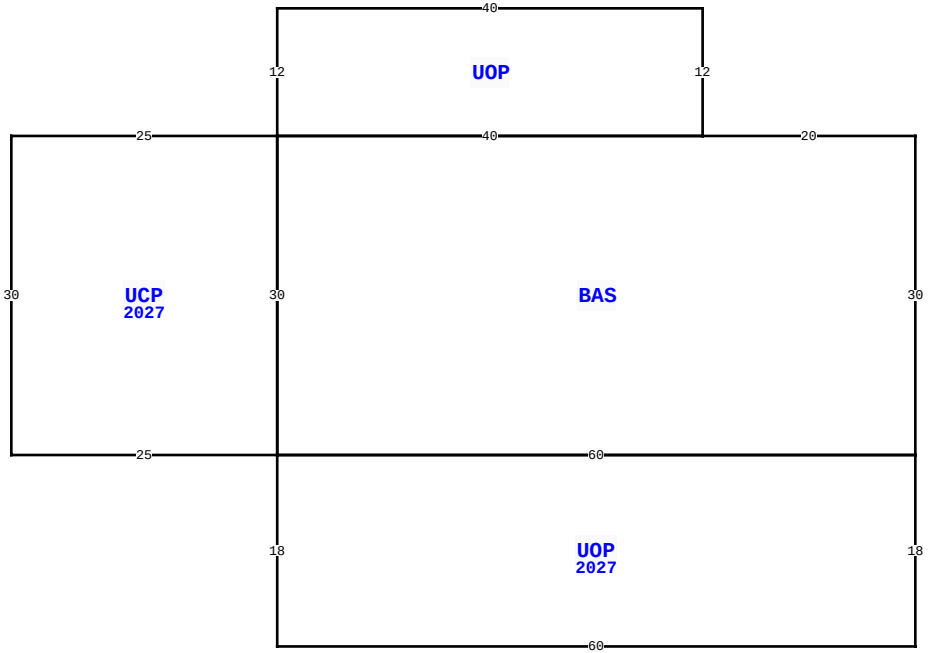
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 10616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 147,457 |
| UCP | 750 | 20 | 2027 | 150 | 12,288 |
| UOP | 480 | 25 | | 120 | 9,831 |
| UOP | 1,080 | 25 | 2027 | 270 | 22,118 |
| TOTALS | 4,110 | | | 2,340 | 191,694 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,340 | 115.9000 | 107.79 | 252,229 | 2014 | 2014 | 0 | 0 | 0 | 24.00 | 76.00 |

1 MANUF 1 0% - 0 Heated Area: 1800 HX Base Yr




4728 SW HERLONG ST, FORT WHITE

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

## EXTRA FEATURES

| LN | 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 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 1.50 | 1.50 | 100 | 2014 | 2014 | 3 | 100 | 540 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 10 | 14 | 140.00 | UT | 9.00 | 9.00 | 100 | 2014 | 2014 | 3 | 100 | 1,260 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 5 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2027 | 2026 | | 100 | 5,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 191,694 |
| TOTAL MARKET OB/XF VALUE | 14,000 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 260,694 |
| SOH/AGL Deduction | 1,795 |
| ASSESSED VALUE | 258,899 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,899 |
| TOTAL JUST VALUE | 260,694 |
| NCON VALUE | 5,000 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,236 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31852 | M H | 563 | 04/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1321/2694 | 9/12/2016 | WD | Q | I | 01 | 131,000 |
| GRANTOR: ROBERT A & LUANNE JAC | | | | | | |
| GRANTEE: MICHAEL LEWIS & ROS | | | | | | |
| 1321/2692 | 9/12/2016 | WD | U | I | 11 | 100 |
| GRANTOR: JAMES R & RONDA K HAL | | | | | | |
| GRANTEE: ROBERT A & LUANNE J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W40 S30 E60 N30 $
UOP=[ORIG=-20,0] N12 W40 S12 E40 $
UCP=[YR=2027;ORIG=-85,0] E25 S30 W25 N30 $
UOP=[YR=2027;ORIG=-60,30] E60 S18 W60 N18 $
.

## LAND DESCRIPTION

TOTAL OB/XF 14,000

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/18/2015 BY DF Total Acres: 4.71 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS