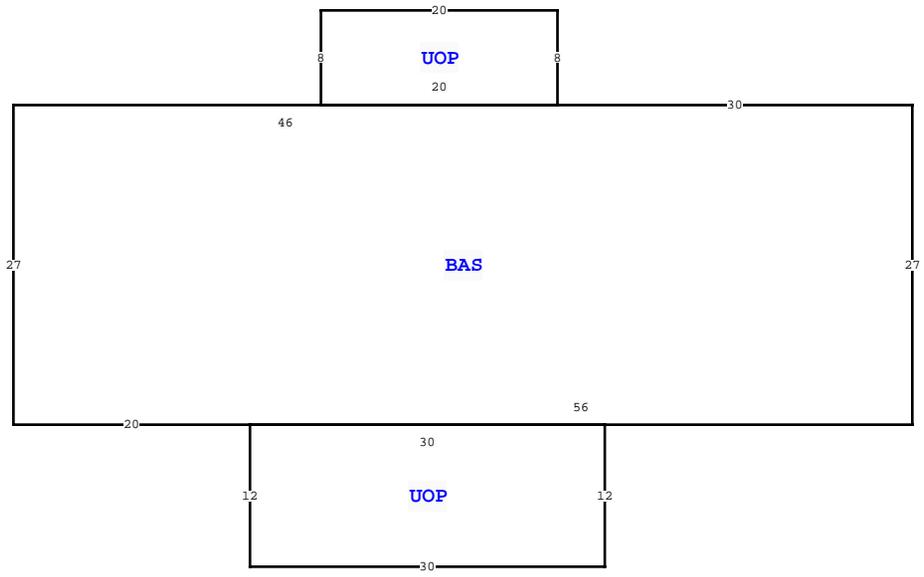




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
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	03
NEIGHBORHOOD/LOC	11216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
UOP	160	25	
UOP	360	25	
TOTALS	2,572		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,182	113.9000	107.07	233,627	2004	2004	0	0	45.00	55.00
1 MANUF 1 100% - 2005 Heated Area: 2052 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	128,495		
TOTAL MARKET OB/XF VALUE	21,856		
TOTAL LAND VALUE - MARKET	63,720		
TOTAL MARKET VALUE	214,071		
SOH/AGL Deduction	89,385		
ASSESSED VALUE	124,686		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	73,275		
TOTAL JUST VALUE	214,071		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,911		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054375	Electrical Servic		10/30/2025
000045899	Electrical Servic	0	11/14/2022
000042825	Roof Replacement	8,000	09/24/2021
35222	PUMP/UTPOL	50	04/21/2017
21612	M H	375	03/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1934	4/10/2026	LE U	I	I	14	100
GRANTOR: SWART GAIL (ENH LE)						
GRANTEE: COUSINEAU MICHELLE						
1553/2231	11/07/2025	QC U	I	I	11	100
GRANTOR: SWART JOHN						
GRANTEE: SWART GAIL						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0 100	0 0	1.00 UT
2	0120	CLFENCE 4	0 100	0 0	1.00 UT
3	0169	FENCE/WOOD	0 100	0 0	1.00 UT
4	9945	Well/Sept	0 100	0 0	1.00 UT
5	0294	SHED WOOD/	0 100	12 24	288.00 UT
6	0070	CARPORT UF	0 100	12 25	700.00 UT
7	0296	SHED METAL	0 100	10 20	200.00 UT
8	0296	SHED METAL	0 100	0 0	1.00 UT
9	0296	SHED METAL	0 100	0 0	1.00 UT
10	0296	SHED METAL	0 100	0 0	1.00 UT

TOTAL OB/XF															
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	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0 100	12 24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
6	0070	CARPORT UF	0 100	12 25	700.00	UT	2.00	2.00	100	2008	2008	3	100	1,400	
7	0296	SHED METAL	0 100	10 20	200.00	UT	11.00	11.00	100	2008	2008	3	100	2,200	
8	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
9	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
10	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
TOTALS												20,456			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.08	AC	1.00
2	0700	C	MISC RES	100			0.00	0.00	3.00	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	9,000.00	9,000.00	36,720							
1.00	9,000.00	9,000.00	27,000							

COMM AT SW COR OF SW 1/4, RUN E
R/W LINE OF MORRELL RD, RUN N AL
FT, CONT ALONG R/W N 12 DEG W 20

SWART GAIL/SWART JOHN
P O BOX 850
WHITE SPRINGS, FL 32096-0850

2026

11-2S-16-01593-013

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																						
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REVIEW DATE 05/16/2023 BY jerry Total Acres: 7.08 Total Land Value: 63,720 Market: 0 Agricultural: 0 Common: 63,720 PRINTED 06/08/2026 BY SYS																																																																										