

AKA LOT 10 NORTH CROSS ROADS UNR
 RUN W 63.37 FT, S 779.63 FT FOR
 287.43 FT, W 794.65 FT TO E R/W

MINISALL JAMES
 6051 SW OLD WIRE RD
 FORT WHITE, FL 32038

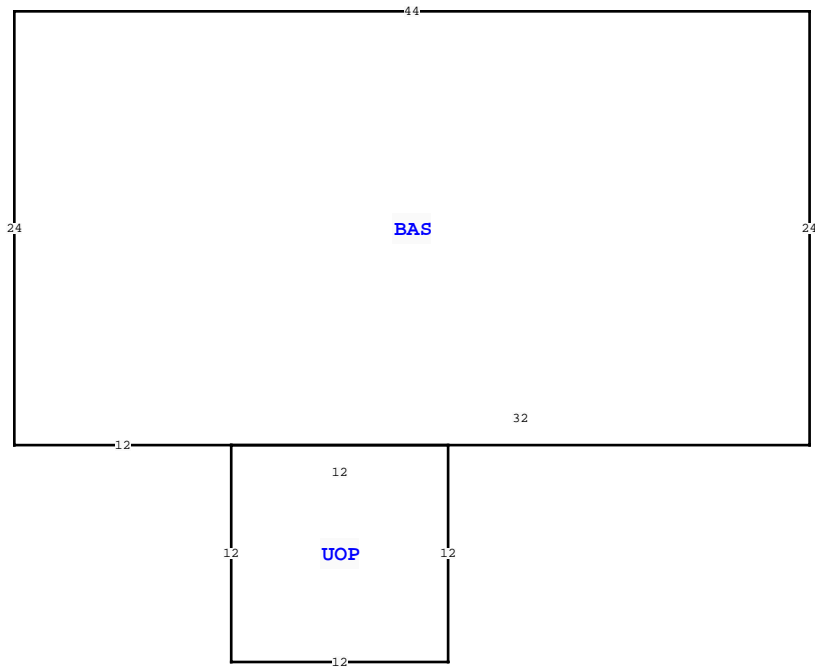
2026

11-6S-16-03816-110



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 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		
Architectural	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	11616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	63,278
UOP	144	25		36	2,157
TOTALS	1,200			1,092	65,435

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	2009							
Heated Area: 1056						HX Base Yr 2009					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,435
TOTAL MARKET OB/XF VALUE			27,850
TOTAL LAND VALUE - MARKET			61,750
TOTAL MARKET VALUE			155,035
SOH/AGL Deduction			79,689
ASSESSED VALUE			75,346
TOTAL EXEMPTION VALUE	HX HB		46,059
BASE TAXABLE VALUE			29,287
TOTAL JUST VALUE			155,035
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35262	M H	482	05/03/2017
31872	M H	513	04/08/2014
20785	M H	125	06/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0692	9/20/2017	WD U		I	34	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LYNNE R EBERHARDT						
1206/0740	12/09/2010	TR U	V		30	100
GRANTOR: SUBRANDY						
GRANTEE: LENVIL DICKS AS TRU						

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	0080	DECKING	0	100	23	10	1.00	UT	0.00	100	2003	2003	3	100	1,150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	100			3	100	14,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	100	2026	2025	100	100	1,000	
8	0263	PRCH, USP	0	100	0	0	1.00	UT	1,000.00	100	2026	2025	100	100	1,000	

TOTAL OB/XF												27,850				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						05/06/2026	MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S24 E12 UOP= S12 E12 N12 W12\$ E32 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												27,850				
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	100		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,750											