

COMM NW COR OF NE1/4 OF SE1/4, R
 FT FOR POB, RUN S 1361.92 FT, E
 N 1362.86 FT, W 325.65 FT TO POB

SHEEHAN WILLIAM C/SHEEHAN MELANNI O
 427 SW SCOUT GLN
 FT WHITE, FL 32038

2026

11-6S-16-03816-126



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	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	02
NEIGHBORHOOD/LOC	11616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		78,149

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	- 2025	Heated Area: 924			HX Base Yr 2025				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>66</p> <p>14</p> <p>BAS</p> <p>14</p> <p>66</p> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										05/06/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			78,149
TOTAL MARKET OB/XF VALUE			29,822
TOTAL LAND VALUE - MARKET			111,980
TOTAL MARKET VALUE			219,951
SOH/AGL Deduction			9,363
ASSESSED VALUE			210,588
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			159,177
TOTAL JUST VALUE			219,951
NCON VALUE			24,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/478	12/09/2021	WD	Q	I	01	145,000
GRANTOR: RODRIGUEZ JESUS						
GRANTEE: SHEEHAN WILLIAM C						
1296/0612	6/06/2015	WD	Q	I	01	50,000
GRANTOR: WILLIAM & GLORIA BRED						
GRANTEE: JESUS RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

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	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0070	CARPORT UF	0	100	34	18	UT	3.50	3.50	100	2022	2021		100	2,142	
3	0296	SHED METAL	0	100	24	12	UT	10.00	10.00	100	2022	2021		100	2,880	
4	0296	SHED METAL	0	100	12	25	UT	5,400.00	5,400.00	100	2026	2025		100	5,400	
5	0263	PRCH, USP	0	100	15	40	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	
6	0081	DECKING WI	0	100	0	0	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
TOTALS													29,822			

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	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			0.00	0.00	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							