

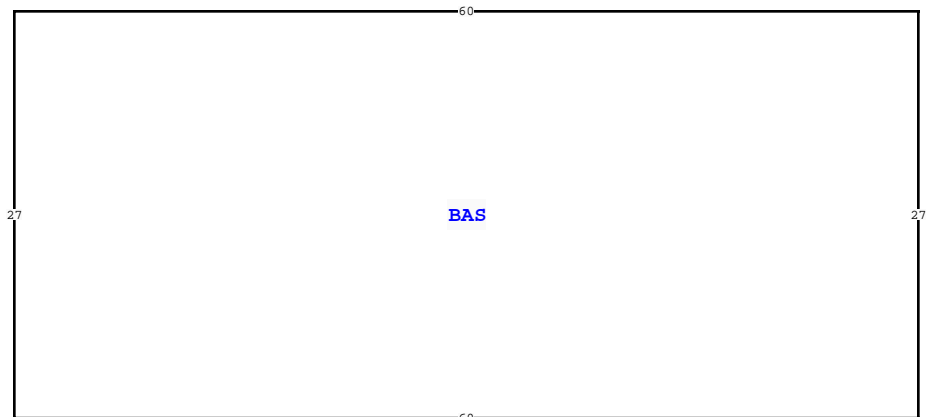
AKA LOT 10-S CROSSROADS UNREC:
 COMM NE COR, RUN W ALONG N
 LINE 63.37 FT, S 1333.50 FT

RODER HILBERT H/RODER DIANE E
 171 SW EXPLORER GLN
 FORT WHITE, FL 32038

2026

11-6S-16-03816-210


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|--------|
| ELEMENT | CD | | |
| 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 | 08 | SHT VINYL | 100 |
| 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 | 02 |
| NEIGHBORHOOD/LOC | 11616.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,620 | 100 | |
| TOTALS | 1,620 | | 96,317 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-------|-----------|-------------|----------------|-------------------|-----|-----------------|------|------|------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MANUF | 1 | 100% | - 2003 | Heated Area: 1620 | | HX Base Yr 2003 | | | | |
|  | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | 05/06/2026 | MLU |
| LAND DATE | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 96,317 | | |
| TOTAL MARKET OB/XF VALUE | 16,106 | | |
| TOTAL LAND VALUE - MARKET | 64,350 | | |
| TOTAL MARKET VALUE | 176,773 | | |
| SOH/AGL Deduction | 97,207 | | |
| ASSESSED VALUE | 79,566 | | |
| TOTAL EXEMPTION VALUE | 56,411 | | |
| BASE TAXABLE VALUE | 23,155 | | |
| TOTAL JUST VALUE | 176,773 | | |
| NCON VALUE | 3,000 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 157,248 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 35890 | M H | 738 | 10/17/2017 |

| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1416/0414 | 7/28/2020 | LE U | | I | 14 | 100 |
| GRANTOR: DIANE E RODER (LIFE E) | | | | | | |
| GRANTEE: CHERI K SPITZER & M | | | | | | |
| 0951/1081 | 4/12/2002 | WD Q | V | | 04 | 17,000 |
| GRANTOR: ANDREW DICKS | | | | | | |
| GRANTEE: HILBERT & DIANE ROD | | | | | | |

| 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 | 0296 | SHED METAL | 0 | 100 | 10 | 14 | | | 5.00 | 70 | 2002 | 2002 | 3 | 70 | 490 | |
| 2 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | | | 10.00 | 70 | 2010 | 2010 | 3 | 70 | 2,016 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,800 | |
| 7 | 9947 | Septic | 0 | 100 | 0 | 0 | | | 3,000.00 | 100 | 2026 | 2025 | 100 | 100 | 3,000 | |

| TOTAL OB/XF | | | | | | | | | | | | 16,106 | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|
| 217 SW EXPLORER GLN, FORT WHITE | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S27 E60 N27S. | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 4.95 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 64,350 | | | | | | | |