

COMM NE COR OF SW1/4, W 1958.02
 1362.39 FT, W 325.61 FT, N 1363
 CROSS ROADS S/D UNREC).

NEILL DAVID C/NEILL LAURALEE
 571 SW SCOUT GLN
 FORT WHITE, FL 32038

2026

12-6S-16-03816-129

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		1,512 166,166

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%	- 2022	Heated Area: 1512			HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
BLD DATE					LGL DATE							
XF DATE					LAND DATE	05/06/2026	MLU					
INC DATE					AG DATE	01/31/2023	SPF					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,166
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			111,980
TOTAL MARKET VALUE			204,084
SOH/AGL Deduction			55,810
ASSESSED VALUE			148,274
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			96,863
TOTAL JUST VALUE			285,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041895	Mobile Home		05/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/2608	12/28/2020	WD	Q	V	01	54,500
GRANTOR: FLEMING LEO						
GRANTEE: NEILL DAVID C						
1332/1507	3/10/2017	FJ	U	V	18	0
GRANTOR: CLERK OF COURT (FLEMI						
GRANTEE: LEO FLEMING						

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
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		

TOTAL OB/XF												
7,000												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=19,6] E56 S27 W56 N27 \$												

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
1	0200	C	MBL HM	100					2.50	AC		1.00
2	5500	A	TIMBER 2	100					7.68	AC		1.00
3	9910	M	MKT.VAL.AG	100					7.68	AC		1.00