

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		159,585

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			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,585
TOTAL MARKET OB/XF VALUE			13,800
TOTAL LAND VALUE - MARKET			111,980
TOTAL MARKET VALUE			204,303
SOH/AGL Deduction			49,229
ASSESSED VALUE			155,074
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			103,663
TOTAL JUST VALUE			285,365
NCON VALUE			6,800
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 / I	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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025	100	6,000	
3	0296	SHED METAL	0	100	0	0		1.00	UT 800.00	800.00	100	2026	2025	100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU
		01/31/2023	SPF

BUILDING NOTES												

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

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					2.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,500								
2	5500	A	TIMBER 2	100					7.68	AC		1.00	1.00	1.00	445.00	445.00	3,418								
3	9910	M	MKT.VAL.AG	100					7.68	AC		1.00	1.00	1.00	11,000.00	11,000.00	84,480								