

COMM SW COR, RUN E 798.60 FT FOR
334.99 FT, N 1301.52 FT, W 334.9
FT TO POB. (AKA LOT 45 CROSS ROA

MELTON JEFFREY/MELTON CALLEN
710 SW SCOUT GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-145

ELEMENT		CD	CONSTRUCTION		
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	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	0200	MOBILE HOME			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	12616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	172,646
TOTALS	1,740			1,740	172,646

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% - 2025		Heated Area: 1740					HX Base Yr	2025

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		172,646	
TOTAL MARKET OB/XF VALUE		9,800	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		292,556	
SOH/AGL Deduction		9,318	
ASSESSED VALUE		283,238	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		231,827	
TOTAL JUST VALUE		292,556	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043003	Mobile Home		10/21/2021
000042211	Electrical Servic	0	06/24/2021
19305	PUMP/UTPOL	30	03/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2657	9/16/2024	WD	Q	I	01	369,900
GRANTOR: NEIDERT TIMOTHY						
GRANTEE: MELTON JEFFREY						
1439/215	5/20/2021	WD	Q	V	01	68,000
GRANTOR: ALLEYNE VERONICA G						
GRANTEE: NEIDERT TIMOTHY						

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	0	0	1.00	UT	1,200.00	100	2022	2021		100	1,200		
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	100				3	100	4,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100				3	100	3,000	
4	0080	DECKING	0	100	0	0	1.00	UT	800.00	100	2025	2024		100	800		
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800		

TOTAL OB/XF										9,800						
710 SW SCOUT GLN, FORT WHITE										BLD DATE		LGL DATE		05/06/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=18,11] E58 S30 W58 N30 \$									

LAND DESCRIPTION										TOTAL OB/XF										9,800									
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110												