

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			100	
Kitchen Adjus	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	176,319
TOTALS	1,740			1,740	176,319

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 SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,319
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			295,429
SOH/AGL Deduction			12,991
ASSESSED VALUE			282,438
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			231,027
TOTAL JUST VALUE			295,429
NCON VALUE			0
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	1,200.00	100	2022		100	1,200		
2	9946	Well	0	100	0	0		1.00	UT 4,000.00	4,000.00	100			3	100	4,000	
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	100	0	0		1.00	UT 800.00	800.00	100	2025	2024		100	800	

TOTAL OB/XF										9,000						
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										9,000									
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												