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

2027

12-6S-16-03816-145

BUILDING CHARACTERISTICS

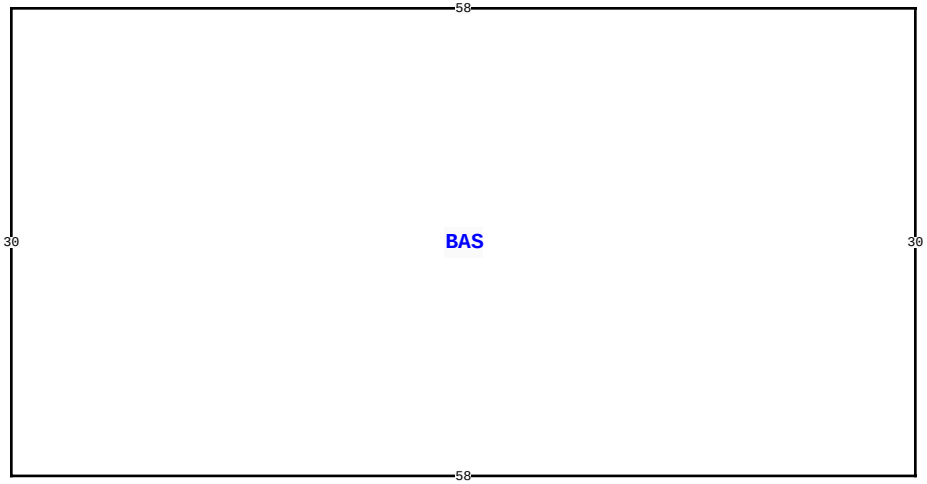
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	170,817
TOTALS	1,740			1,740	170,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,740	113.5000	105.56	183,674	2021	2021	0	0	0	7.00	93.00

1 MANUF 1 100% - 2025 Heated Area: 1740 HX Base Yr 2025



710 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	2021		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	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,817
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		290,727
SOH/AGL Deduction		0
ASSESSED VALUE		290,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,316
TOTAL JUST VALUE		290,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,556

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,11] E58 S30 W58 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS