THAT PORTION OF LOT 13 GOLDEN FA
FOLLOWS: BEG SE COR OF SAID LOT
FT, N 56 DEG W 294.96 FT TO S R/

GEORGE DONALD
452 SW COLGATE LOOP
FORT WHITE, FL 32038

2027

12-7S-16-04190-013

BUILDING CHARACTERISTICS

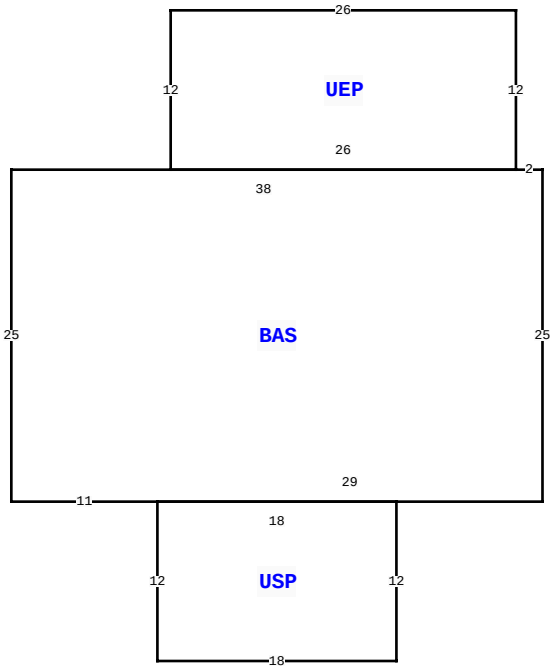
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	27,576
UEP	312	70		218	6,012
USP	216	35		76	2,096
TOTALS	1,528			1,294	35,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,294	114.9000	68.94	89,208	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1000 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0040	BARN,POLE	0	100	14	40	560.00	UT	2.50	2.50	100	1999	1999	3	100	1,400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1999	1999	3	100	320	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0040	BARN,POLE	0	100	14	24	336.00	UT	2.50	2.50	100	2015	2015	3	100	840	
7	0294	SHED WOOD/	0	100	24	16	384.00	UT	10.00	10.00	100	2015	2015	3	100	3,840	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,683
TOTAL MARKET OB/XF VALUE	13,850
TOTAL LAND VALUE - MARKET	22,860
TOTAL MARKET VALUE	72,393
SOH/AGL Deduction	11,498
ASSESSED VALUE	60,895
TOTAL EXEMPTION VALUE	HX HB SX WR 60,895
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	72,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,393

PRMT:2:1: TVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15634	M H	125	06/09/1999
15461	M H	125	05/03/1999
14058	M H	50	05/27/1998
14059	M H	50	05/27/1998
7068	PUMP/UTPOL	25	04/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1769	10/10/2023	LE	U	I	14	100
GRANTOR: GEORGE DONALD (ENH LE						
GRANTEE: MCLUHAN MARIA (RMDR						
1285/2394	12/08/2014	WD	U	I	12	31,500
GRANTOR: SEC HOUSING & URBAN D						
GRANTEE: DONALD & ESTELLA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UEP= N12 W26 S12 E26$ W38 S25 E11 USP= S12 E18 N12 W18$ E29 N25$.

LAND DESCRIPTION

TOTAL OB/XF 13,850

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		A-1	0.00	0.00	1.27	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,860							

REVIEW DATE 06/22/2026 BY NH Total Acres: 1.27 Total Land Value: 22,860 Market: 0 Agricultural: 0 Common: 22,860 PRINTED 11/17/2026 BY SYS