

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/

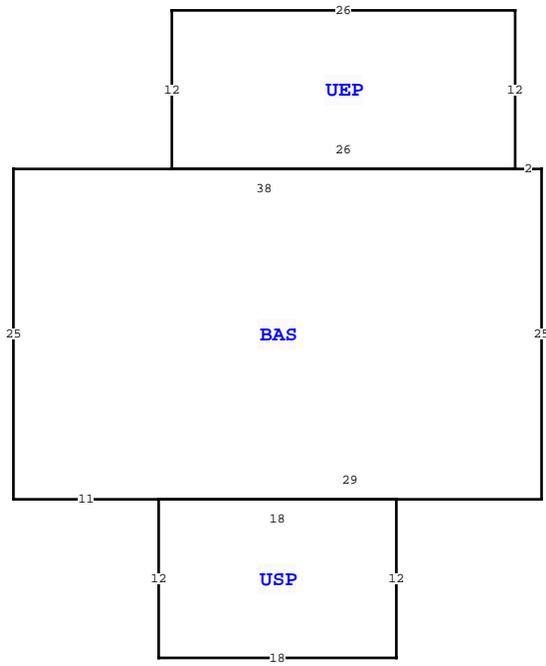
GEORGE DONALD
452 SW COLGATE LOOP
FORT WHITE, FL 32038

2026

12-7S-16-04190-013
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,000	100	
UEP	312	70	
USP	216	35	
TOTALS	1,528		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2024								
Heated Area: 1000						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	36,817		
TOTAL MARKET OB/XF VALUE	13,850		
TOTAL LAND VALUE - MARKET	22,860		
TOTAL MARKET VALUE	73,527		
SOH/AGL Deduction	14,406		
ASSESSED VALUE	59,121		
TOTAL EXEMPTION VALUE	HX HB SX WR 59,121		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	73,527		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	66,692		
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						

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	0040	BARN, POLE	0	100	14	40	UT	2.50	2.50	100	1999	1999	3	100	1,400	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	1999	1999	3	100	250	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	8	UT	5.00	5.00	100	1999	1999	3	100	320	
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0040	BARN, POLE	0	100	14	24	UT	2.50	2.50	100	2015	2015	3	100	840	
7	0294	SHED WOOD/	0	100	24	16	UT	10.00	10.00	100	2015	2015	3	100	3,840	
TOTALS															13,850	

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