LOT 15 GOLDEN FARMETTES S/D.
960-56, 962-1798, CT 1341-2550,

BLUE WATER ACRES LLC
3408 11TH ST SW
LEIGH ACRES, FL 33976

2027

12-7S-16-04190-015

BUILDING CHARACTERISTICS

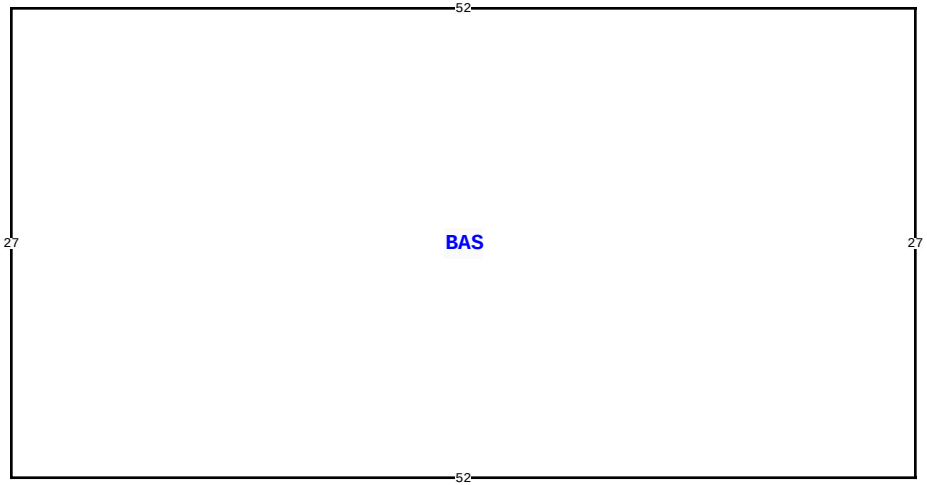
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	81,799
TOTALS	1,404			1,404	81,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1404 HX Base Yr



358 SW COLGATE LOOP, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,799
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	36,800
TOTAL MARKET VALUE	127,499
SOH/AGL Deduction	0
ASSESSED VALUE	127,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,499
TOTAL JUST VALUE	127,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19985	M H	125	09/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/899	7/20/2023	WD	U	I	11	100
GRANTOR: CAYO ACRES LLC						
GRANTEE: BLUE WATER ACRES LL						
1402/0763	12/11/2019	WD	U	I	12	35,000
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: CAYO ACRES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.15	16,000.00	18,400.00	36,800							

REVIEW DATE 06/22/2026 BY NH Total Acres: 2.00 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/17/2026 BY SYS