LOT 23 GOLDEN FARMETTES S/D.
431-93, 820-2177, WD 1473-668, W

SCHMELZER HAROLD JR
593 SW COLGATE LOOP
FORT WHITE, FL 32038

**2027**

**12-7S-16-04190-023**

## BUILDING CHARACTERISTICS

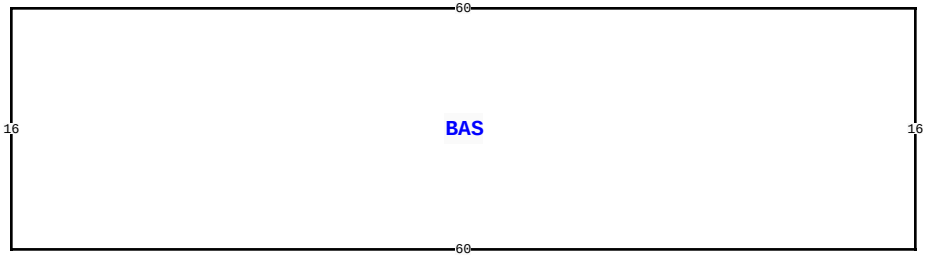
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 | 960 | 100 | | 960 | 68,478 |
| TOTALS | 960 | | | 960 | 68,478 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 960 | 118.0000 | 109.74 | 105,350 | 1996 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 0% - 2025 Heated Area: 960 HX Base Yr




593 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 | 0296 | SHED METAL | 0 | 0 | 12 | 20 | 240.00 | UT | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 100 | 2,400 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2025 | 2024 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 68,478 |
| TOTAL MARKET OB/XF VALUE | 10,500 |
| TOTAL LAND VALUE - MARKET | 35,520 |
| TOTAL MARKET VALUE | 114,498 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 114,498 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,498 |
| TOTAL JUST VALUE | 114,498 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 115,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051564 | Electrical Servic | 0 | 11/20/2024 |
| 28503 | M H | 464 | 04/23/2010 |
| 16219 | PUMP/UTPOL | 30 | 11/02/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1528/827 | 11/26/2024 | WD | Q | I | 01 | 155,000 |
| GRANTOR: KARAMOLENGOS BABIS | | | | | | |
| GRANTEE: SCHMELZER HAROLD JR | | | | | | |
| 1473/668 | 8/12/2022 | WD | Q | I | 01 | 62,000 |
| GRANTOR: FRAZIER RONALD R | | | | | | |
| GRANTEE: KARAMOLENGOS BABIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 10,500

| 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 | 2.22 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 35,520 | | | | | | | |

REVIEW DATE 06/24/2026 BY NH Total Acres: 2.22 Total Land Value: 35,520 Market: 0 Agricultural: 0 Common: 35,520 PRINTED 11/17/2026 BY SYS