

THAT PORTION OF LOT 13 GOLDEN FARMETTES DESC AS FOLLOWS: BEG SW COR OF SAID LOT 13, RUN E

SCOTT WILLIAM GEORGE
174 SW LYNN SHERMAN TER
FORT WHITE, FL 32038

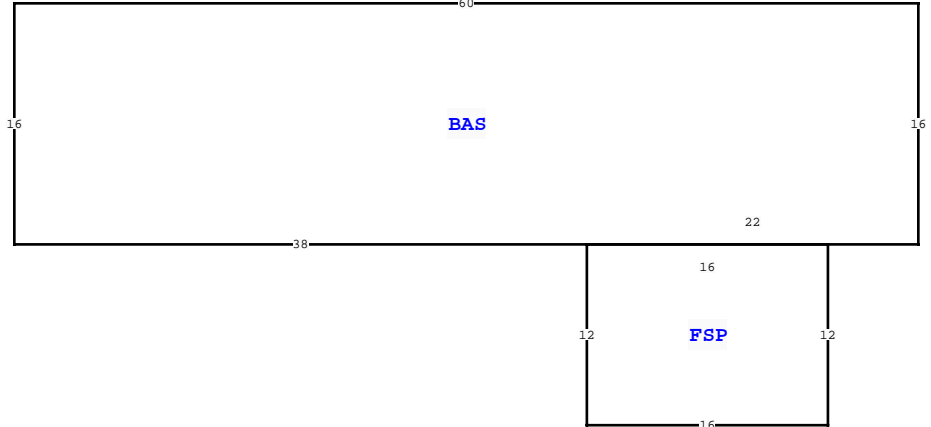
2026

12-7S-16-04190-113



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		1	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	960	100	
FSP	192	40	
TOTALS	1,152		1,037 59,459

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,037	110.9000	104.25	108,107	1995	2000		0	0	45.00	55.00	
1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		59,459	
TOTAL MARKET OB/XF VALUE		9,170	
TOTAL LAND VALUE - MARKET		22,860	
TOTAL MARKET VALUE		91,489	
SOH/AGL Deduction		18,620	
ASSESSED VALUE		72,869	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,869	
TOTAL JUST VALUE		91,489	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		86,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2439	8/17/2015	WD	Q	I	01	45,000
GRANTOR: CHARLES SNEDECOR						
1243/2549	10/29/2012	WD	Q	I	01	39,900
GRANTOR: STANLEY & IDA KLUEH						
GRANTEE: CHARLES SNEDECOR						

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	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	1999	1999	3	100	480	
2	0070	CARPORT UF	0	0	14	20	280.00	UT	3.00	3.00	100	1999	1999	3	100	840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

TOTAL OB/XF														9,170			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026		MLU									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S16 E38 FSP= S12 E16 N12 W16 E22 N16 S.													

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	0		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 07/01/2015 BY DF																													
Total Acres: 1.27						Total Land Value: 22,860						Market: 0						Agricultural: 0						Common: 22,860					