COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 560 FT, W 780.34
FT, E 779.52 FT TO POB, EX 5.015

MERA SUSAN S
460 SW SPIRIT AVE
FORT WHITE, FL 32038

**2027**

**13-7S-16-04203-009**

## BUILDING CHARACTERISTICS

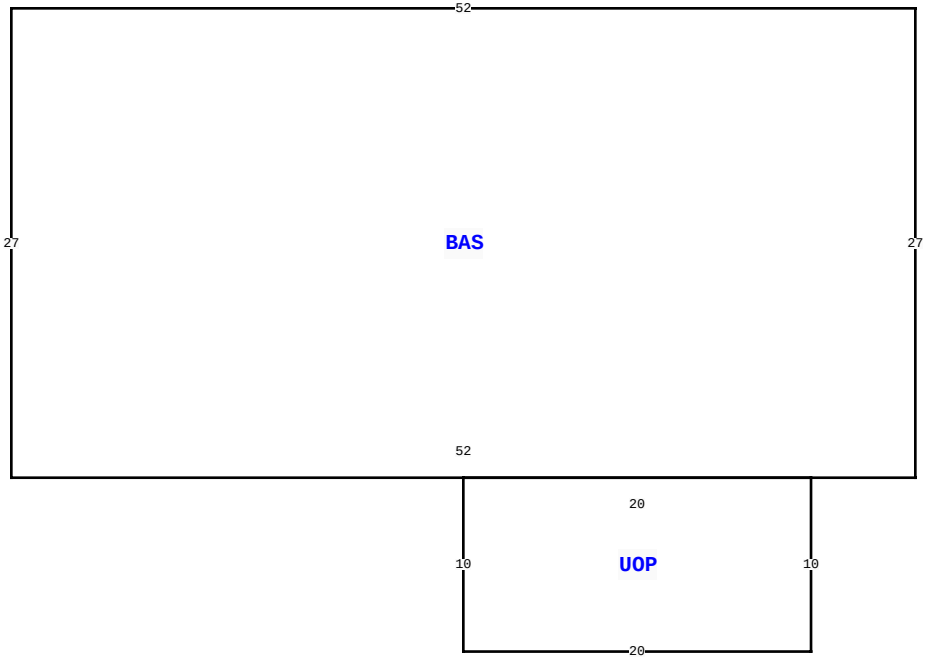
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 02 | MIN PLYWD 50 |
| Interior Floo | 02 | MIN PLYWD 50 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 13716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 32,749 |
| UOP | 200 | 25 | | 50 | 1,167 |
| TOTALS | 1,604 | | | 1,454 | 33,915 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,454 | 45.6000 | 42.41 | 61,664 | 1996 | 1996 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2022 Heated Area: 1404 HX Base Yr 2022




460 SW SPIRIT AVE, 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,915 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 65,195 |
| TOTAL MARKET VALUE | | 106,110 |
| SOH/AGL Deduction | | 34,083 |
| ASSESSED VALUE | | 72,027 |
| TOTAL EXEMPTION VALUE | HX HB | 47,027 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 106,110 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 106,470 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17814 | M H | 125 | 01/10/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1438/2340 | 5/25/2021 | LE | U | V | 14 | 100 |
| GRANTOR: MERA SUSAN S | | | | | | |
| GRANTEE: MERA HEATHER MICHEL | | | | | | |
| 1436/2095 | 4/12/2021 | WD | Q | V | 03 | 32,000 |
| GRANTOR: FLYING FARMER LLC | | | | | | |
| GRANTEE: MERA SUSAN S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=18,12] E52 S27 W52 N27 $
UOP=[ORIG=44,39] E20 S10 W20 N10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 5.02 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,195 | | | | | | | |

REVIEW DATE 11/12/2021 BY JB Total Acres: 5.02 Total Land Value: 65,195 Market: 0 Agricultural: 0 Common: 65,195 PRINTED 11/17/2026 BY SYS