

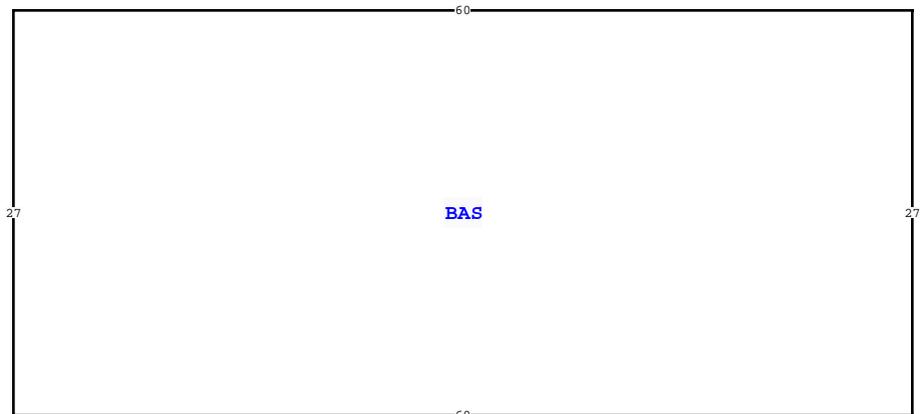
COMM AT SW COR OF SW1/4, N 394.4
 CONT N 373.41 FT, E 764.81 FT, S
 764.27 FT TO POB.

FLINT MELISA K
 500 SW POLARIS TER
 FORT WHITE, FL 32038

2026

13-7S-16-04203-016


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	13716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		112,345

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2025								
Heated Area: 1620						HX Base Yr 2025					
											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,345	
TOTAL MARKET OB/XF VALUE		15,100	
TOTAL LAND VALUE - MARKET		78,600	
TOTAL MARKET VALUE		206,045	
SOH/AGL Deduction		2,565	
ASSESSED VALUE		203,480	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		152,069	
TOTAL JUST VALUE		206,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,130	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32930	M H	532	05/01/2015
28652	M H	491	06/14/2010
24949	M H	296	09/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2772	9/04/2020	WD	Q	V	01	69,900
GRANTOR: EAGLE ASSETS LLC						
GRANTEE: MELISA K FLINT						
1162/1284	11/16/2008	WD	Q	V	01	100
GRANTOR: THOMAS & MARK SULLIVA						
GRANTEE: EAGLE ASSETS LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100
8	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100

TOTAL OB/XF											
15,100											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=20,11] E60 S27 W60 N27 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	6.55	AC	