LOT 20 BLOCK A OLD WIRE FARMS.

742-1225, 891-683, 946-1975, 197

FADELEY CHRISTINE W
122 SALAZAR LN
SEBASTIAN, FL 32958

2027

14-6S-16-03818-120

BUILDING CHARACTERISTICS

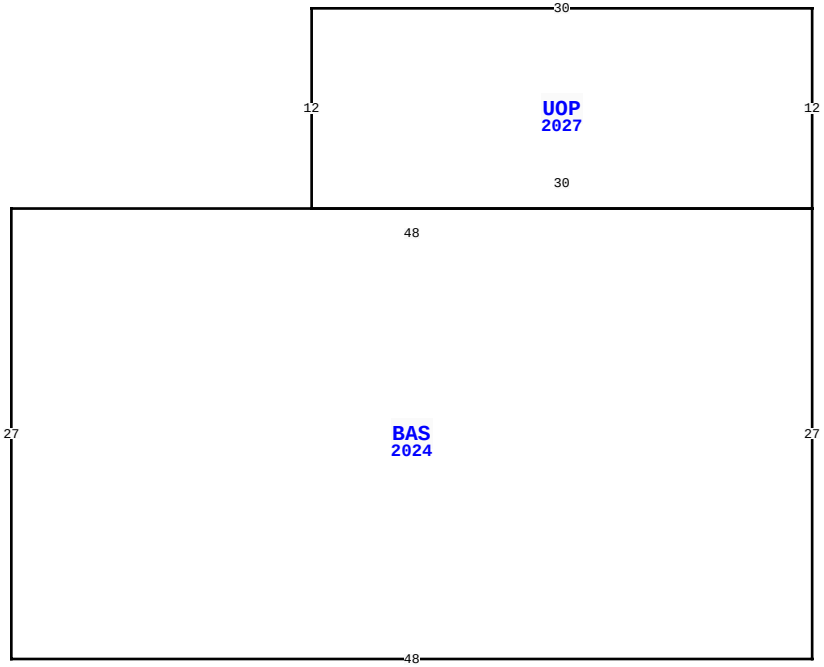
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	136,372
UOP	360	25	2027	90	9,470
TOTALS	1,656			1,386	145,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,386	113.0000	108.48	150,353	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2024 Heated Area: 1296 HX Base Yr



1145 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,842
TOTAL MARKET OB/XF VALUE	41,712
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	237,554
SOH/AGL Deduction	0
ASSESSED VALUE	237,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,554
TOTAL JUST VALUE	237,554
NCON VALUE	11,582
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047257	Mobile Home		05/17/2023
000046718	Storage Building	7,700	03/10/2023
000046610	Electrical Servic	0	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2294	11/22/2022	WD	Q	V	01	53,900
GRANTOR: MISKELL SHARRON SUE						
GRANTEE: FADELEY CHRISTINE W						
1411/1020	5/13/2020	PB	U	V	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: SAHRRON SUE MISKELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,14] E48 S27 W48 N27 $
UOP=[YR=2027;ORIG=38,2] E30 S12 W30 N12 $
.

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
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	2024	2023		100	5,500	
5	0081	DECKING WI	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
8	0296	SHED METAL	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	2024	2023		100	5,500	
9	0070	CARPORT UF	0	0	22	24	1.00	UT	2,112.00	2,112.00	100	2027	2026		100	2,112	

LAND DESCRIPTION

TOTAL OB/XF 41,712

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2026 BY NH Total Acres: 4.03 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS