COMM SE COR OF SEC, RUN NORTH
356.91 FT, W 916.17 FT FOR
POB, CONT W 1485.12 FT TO EAST

YURMAN PATRICIA FOX
113 SW MUM GLN
FT WHITE, FL 32038

2027

14-6S-16-03824-004

BUILDING CHARACTERISTICS

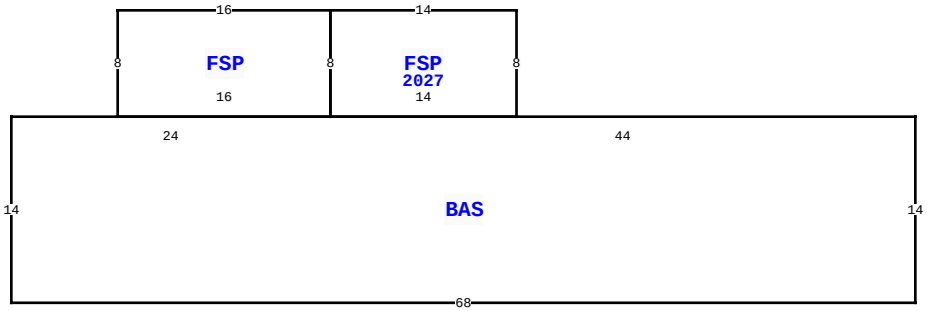
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	57,753
FSP	128	40		51	3,094
FSP	112	40	2027	45	2,730
TOTALS	1,192			1,048	63,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,048	118.6000	110.30	115,594	1996	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 952 HX Base Yr 2018



113 SW MUM GLN, 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	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	50	1996	1996	3	50	375	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	20	24	1.00	UT	4,800.00	4,800.00	100	2027	2026		100	4,800	
5	0040	BARN,POLE	0	100	25	30	1.00	UT	3,750.00	3,750.00	100	2027	2026		100	3,750	
6	0252	LEAN-TO W/	0	100	8	30	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,577
TOTAL MARKET OB/XF VALUE	17,875
TOTAL LAND VALUE - MARKET	63,960
TOTAL MARKET VALUE	145,412
SOH/AGL Deduction	66,035
ASSESSED VALUE	79,377
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	27,966
TOTAL JUST VALUE	145,412
NCON VALUE	12,480
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,583

XFOB:1:1: REBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10728	M H	125	02/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0219	9/01/2017	WD	Q	I	01	77,900
GRANTOR: LANCE ROSENBLATT & PA						
GRANTEE: PATRICA FOX YURMAN						
0930/0337	6/22/2001	WD	Q	I		32,000
GRANTOR: J MILLS						
GRANTEE: PRATHER & ROSENBLAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 W24 S14 E68 N14 $
FSP=[ORIG=-44,0] N8 W16 S8 E16 $
FSP=[YR=2027;ORIG=-44,-8] E14 S8 W14 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,875

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	4.92	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,960							

REVIEW DATE 05/12/2026 BY KS Total Acres: 4.92 Total Land Value: 63,960 Market: 0 Agricultural: 0 Common: 63,960 PRINTED 11/17/2026 BY SYS