COMM SW COR OF SE1/4 OF NE1/4, R
FT FOR POB, CONT N 310.89 FT, W
S 310.92 FT, E 702.78 FT TO POB.

NEU MICHAEL A
13616 NW STATE ROAD 45
HIGH SPRINGS, FL 32643

2027

16-6S-16-03832-243

BUILDING CHARACTERISTICS

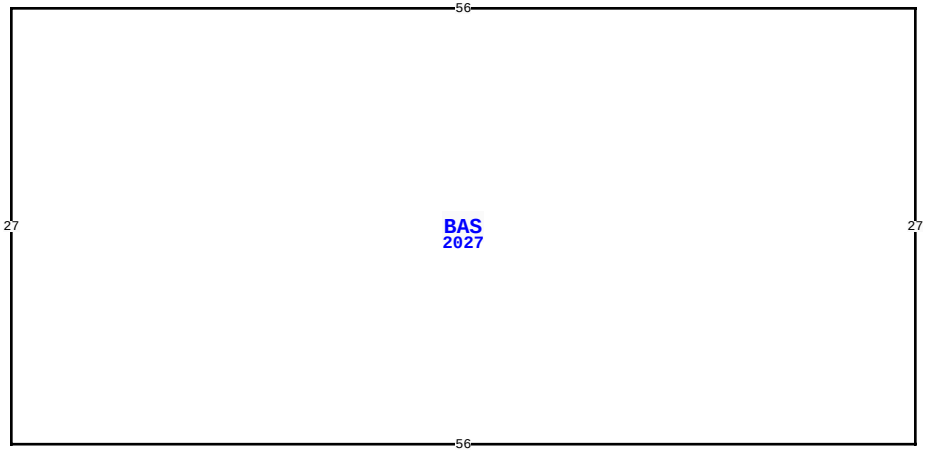
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2027	1,512	161,453
TOTALS	1,512			1,512	161,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	108.96	164,748	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1512 HX Base Yr



481 SW WHISPER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,453
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	84,500
TOTAL MARKET VALUE	252,953
SOH/AGL Deduction	31,480
ASSESSED VALUE	221,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,473
TOTAL JUST VALUE	252,953
NCON VALUE	161,453
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054422	Mobile Home		11/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1862	1/14/2025	WD	Q	V	01	85,000
GRANTOR: BULLARD PROPERTIES, I						
GRANTEE: NEU MICHAEL A						
1529/2156	12/04/2024	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BULLARD PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=11,8] E56 S27 W56 N27 $
.

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	0201	C	MOD HOME	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	65,000.00	84,500.00	84,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.01 Total Land Value: 84,500 Market: 0 Agricultural: 0 Common: 84,500 PRINTED 11/17/2026 BY SYS