

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

2026

16-6S-16-03832-243



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 84,500 TOTAL MARKET VALUE 84,500 SOH/AGL Deduction 36,300 ASSESSED VALUE 48,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,200 TOTAL JUST VALUE 84,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054422 Mobile Home 11/07/2025											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / 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, I											
TOTALS EXTRA FEATURES 481 SW WHISPER DR, FORT WHITE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/07/2026 MLU											
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	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 06/23/2026 BY SYS																															