

COMM NE COR, RUN W 1396.56 FT, W
24 DEG W 229.11 FT, E 1320.30 FT
800 FT, S 375 FT, W 50 FT FOR PO

CEDRAS MICHAEL BRANDON
244 SW BEETLE GLN
FORT WHITE, FL 32038

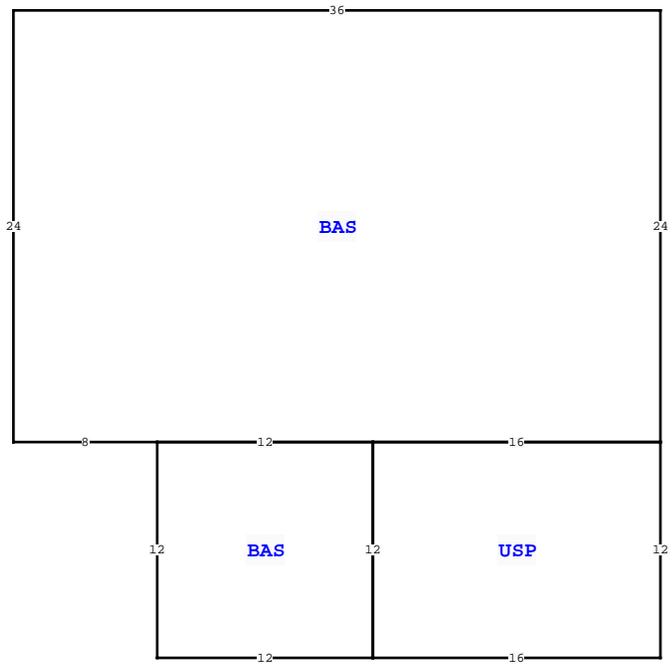
2026

17-6S-16-03842-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	80
Roof Cover	14	PREFIN MT	20
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	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	17616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	
BAS	864	100	
USP	192	35	
TOTALS	1,200		1,075

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,075	115.3000	110.69	118,992	2002	2001	0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 1008 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	65,446		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	14,000		
TOTAL MARKET VALUE	86,446		
SOH/AGL Deduction	0		
ASSESSED VALUE	86,446		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	86,446		
TOTAL JUST VALUE	86,446		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	81,079		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050867	Roof Replacement	5,300	09/19/2024
18956	M H	125	11/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1913	8/24/2024	QC	U	I	11	100
GRANTOR: CEDRAS MARSHA L						
GRANTEE: CEDRAS MICHAEL BRAN						
0897/2178	2/25/2000	WD	Q	V		7,500
GRANTOR: MUSKEWITZ 'S						
GRANTEE: M CEDRAS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	9945	Well/Sept	0	0	0	0	1.00	7,000.00	100			3

TOTAL OB/XF												
7,000												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W36 S24 E8 BAS= S12 E12 N12 W12\$ E12 USP= S12 E16 N12 W16\$ E16 N24\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0			0.00	0.00	1.00	LT		1.00