

S1/2 OF THE FOLLOWING: COMM
NE COR OF SEC, RUN S 1292.67
FT FOR POB, CONT S 625.16 FT,

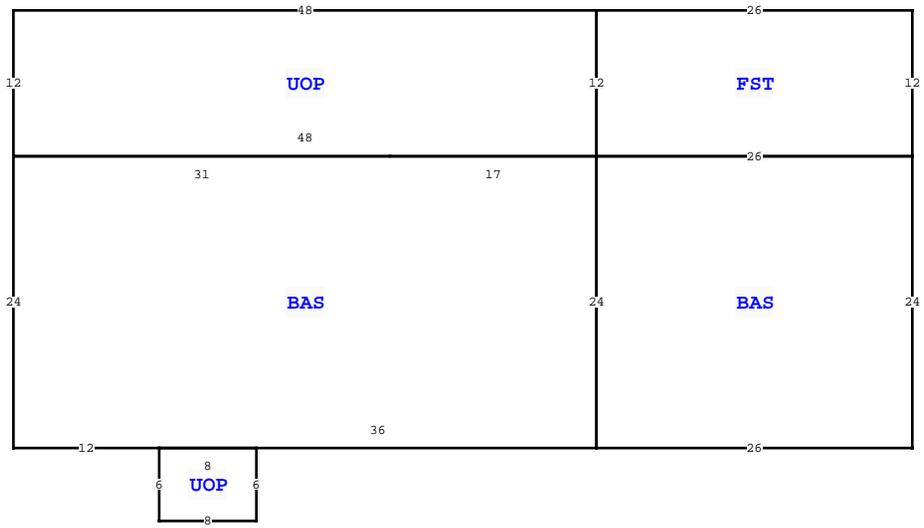
WALDRON JOHN L
6827 27TH RD
WHITE SPRINGS, FL 32096

2026

18-4S-16-03054-109

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 80				
Exterior Wall	31 VINYL SID 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
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	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural Units	01 CONV 100 0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	18416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	16,052
BAS	1,152	100		1,152	29,634
FST	312	55		172	4,424
UOP	48	25		12	309
UOP	576	25		144	3,704
TOTALS	2,712			2,104	54,123

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,104	107.1900	64.31	135,308	1997	1997	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1776 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	54,123		
TOTAL MARKET OB/XF VALUE	8,450		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	117,573		
SOH/AGL Deduction	6,421		
ASSESSED VALUE	111,152		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	111,152		
TOTAL JUST VALUE	117,573		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	117,573		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12314	M H	125	03/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/1265	5/19/1999	WD	Q	I		55,000
GRANTOR: GREENTREE FINANCIAL						
GRANTEE: J WALDRON (1997 DW)						
0872/0888	12/15/1998	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREENTREE FINANCIAL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	50
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												8,450			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/07/2025			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 W31 S24 E12 UOP= S6 E8 N6W8\$ E36 BAS= E26 N24 W26 S24\$ N24 FST= E26 N12 W26 S12\$ UOP= N12 W48 S12 E48\$.											

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	DPH 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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							