LOT 15 COLUMBIA ACRES S/D

426-402, 422-381, 671-111, 783-7

MELLINGER R D REVOCABLE LIVING TRUST DATED JULY 29
361 SW QUAIL PL
FORT WHITE, FL 32038

2027

18-7S-17-10013-015

BUILDING CHARACTERISTICS

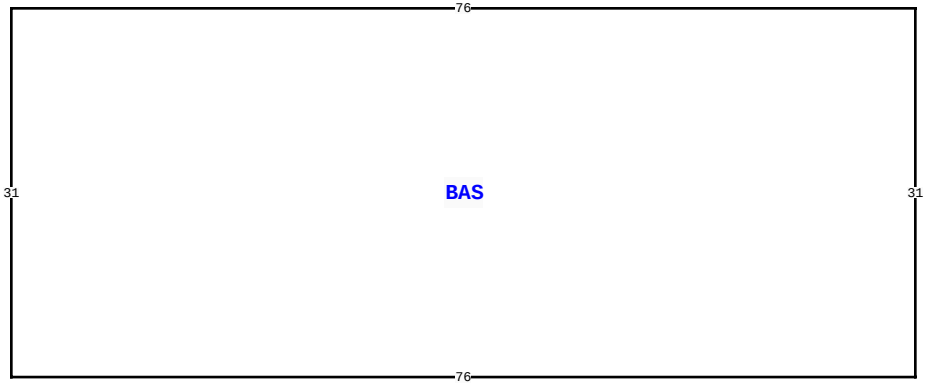
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	177,195
TOTALS	2,356			2,356	177,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	113.9000	105.93	249,571	2012	2012	0	0	0	29.00	71.00

2 MANUF 1 100% - 2017 Heated Area: 2356 HX Base Yr 2017



361 SW QUAIL PL, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,195
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		247,695
SOH/AGL Deduction		113,528
ASSESSED VALUE		134,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,756
TOTAL JUST VALUE		247,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30450	M H	375	09/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/486	7/28/2025	WD	U	I	11	100
GRANTOR: MELLINGER RICHARD D						
GRANTEE: MELLINGER R D REVOC						
1521/2289	12/16/2020	QC	U	I	11	100
GRANTOR: MELLINGER PATRICIA B						
GRANTEE: MELLINGER RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							

REVIEW DATE 12/13/2017 BY DF Total Acres: 5.17 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 11/17/2026 BY SYS