

COMM SE COR, RUN W 2461.60 FT, N  
166.33 FT, NW'LY 1619.18 FT FOR  
299.46 FT, SW'LY 225.27 FT, CONT

AHNER MITCHELL L/XIAO NANFANG  
187 SW RIVER RISE CT  
FT WHITE, FL 32038

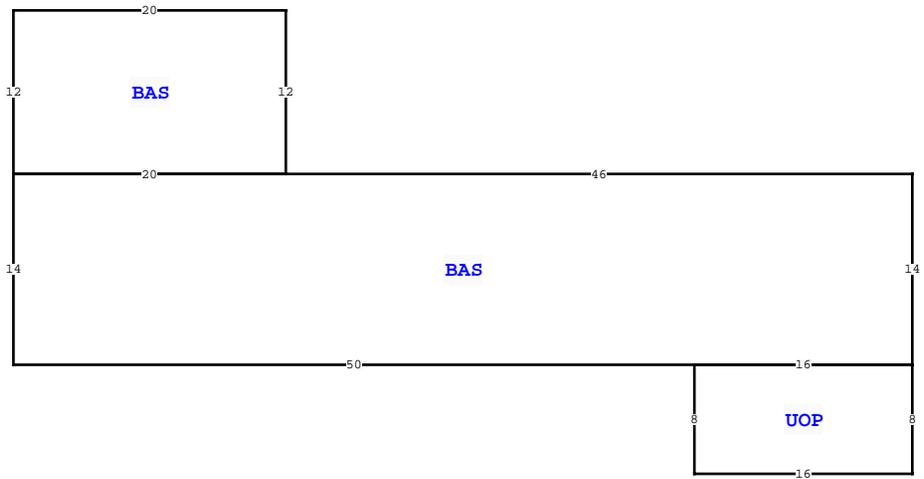
2026

18-7S-17-10021-005



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	01	FLAT	100		
Roof Cover	12	MODULAR MT	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		2	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	18717.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	2,374
BAS	924	100		924	9,138
UOP	128	25		32	316
TOTALS	1,292			1,196	11,828

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	100%	2025		Heated Area: 1164						HX Base Yr	2025



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			11,828
TOTAL MARKET OB/XF VALUE			16,700
TOTAL LAND VALUE - MARKET			71,500
TOTAL MARKET VALUE			100,028
SOH/AGL Deduction			14,824
ASSESSED VALUE			85,204
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,793
TOTAL JUST VALUE			100,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051154	Storage Building	7,000	10/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/1077	2/27/2024	WD	U	I	37	37,400
GRANTOR: COOK RANDY L						
GRANTEE: AHNER MITCHELL L						
1233/0738	4/13/2012	WD	U	I	11	100
GRANTOR: JACK GARY COOPER						
GRANTEE: JACK GARY COOPER &						

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	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
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	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2025	2024		100	5,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W46 BAS= N12 W20 S12 E20\$ W20 S14 E50 UOP= S8 E16 N8 W16\$ E16 N14\$.	

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	71,500							