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

**2027**

**18-7S-17-10021-005**

## BUILDING CHARACTERISTICS

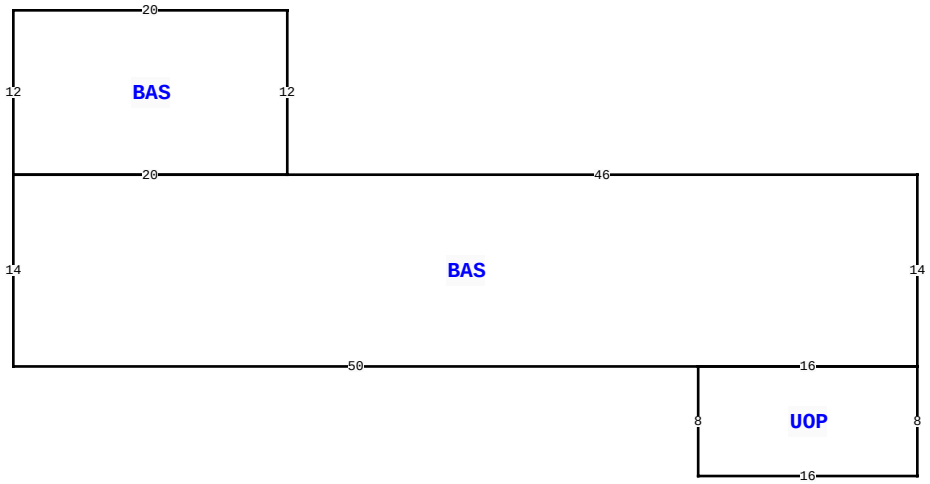
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 2,260 |
| BAS | 924 | 100 | | 924 | 8,702 |
| UOP | 128 | 25 | | 32 | 301 |
| TOTALS | 1,292 | | | 1,196 | 11,264 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,196 | 78.4890 | 47.09 | 56,320 | 1982 | 1982 | 0 | 0 | 20 | 60.00 | 20.00 |

1 MOBILE HME 100% - 2025 Heated Area: 1164 HX Base Yr 2025




187 SW RIVER RISE CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 11,264 |
| TOTAL MARKET OB/XF VALUE | | 16,700 |
| TOTAL LAND VALUE - MARKET | | 71,500 |
| TOTAL MARKET VALUE | | 99,464 |
| SOH/AGL Deduction | | 11,704 |
| ASSESSED VALUE | | 87,760 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 36,349 |
| TOTAL JUST VALUE | | 99,464 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 99,464 |

| 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 & | | | | | | |

## 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 16,700

| 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 | 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 | | | | | | | |

REVIEW DATE 11/13/2024 BY JB Total Acres: 5.50 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS