

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

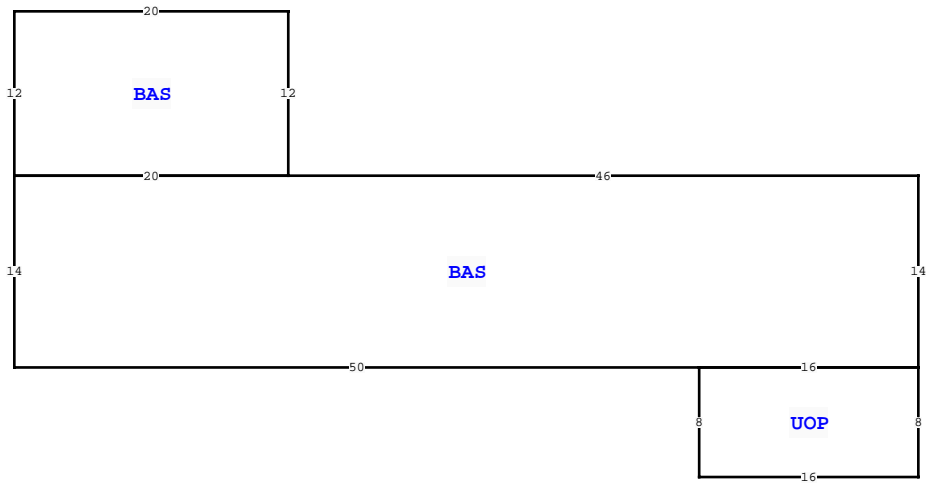
2026

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 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			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	0200MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	924	100	
UOP	128	25	
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
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			11,264
TOTAL MARKET OB/XF VALUE			16,700
TOTAL LAND VALUE - MARKET			71,500
TOTAL MARKET VALUE			99,464
SOH/AGL Deduction			14,260
ASSESSED VALUE			85,204
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,793
TOTAL JUST VALUE			99,464
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 &						

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\$.	

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	

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							