

BEG SW COR OF NE1/4 OF NW1/4, RU
E 458.50 FT, S 951.88 FT, W 458.
330.65 FT TO POB. (AKA LOT 4 ICH

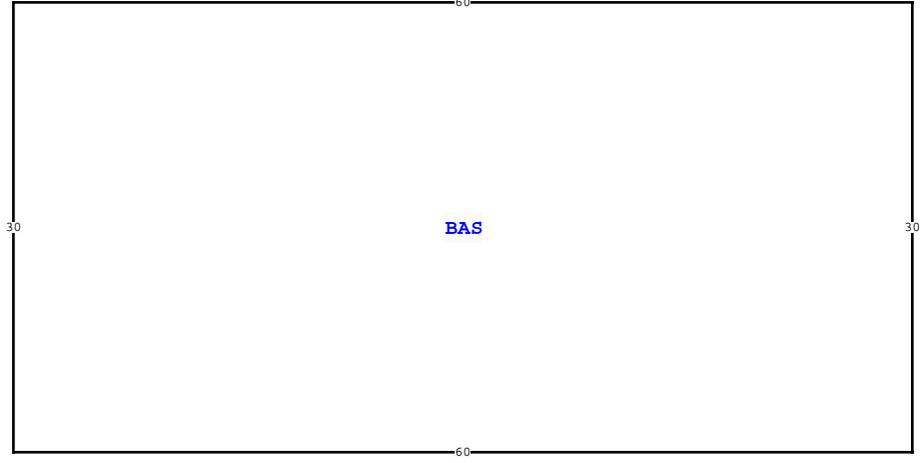
MCCULLOUGH NITAYA
352 SW LENOX GLN
FORT WHITE, FL 32038

2026

19-6S-16-03869-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		1,800 186,088

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2020									Heated Area: 1800	HX Base Yr 2020



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			319,098
TOTAL MARKET OB/XF VALUE			15,300
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			444,508
SOH/AGL Deduction			104,298
ASSESSED VALUE			340,210
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			283,799
TOTAL JUST VALUE			444,508
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,122
SALE:1:1: 10.01 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044266	Mobile Home		04/25/2022
37895	M H	652	03/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/0434	11/20/2018	QC	U	V	11	100
GRANTOR: DONALD & BOONROD MAYH						
GRANTEE: DWAYNE H & NITAYA M						
1347/0994	10/31/2017	WD	U	V	11	100
GRANTOR: DWAYNE H MCCULLOUGH &						
GRANTEE: DONALD & BOONROD MA						

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	9945	Well/Sept	0	100	0	0	UT	1.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	UT	1.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	100	0	0	UT	1.00	1,200.00	100	2023	2022		100	1,200	
4	0296	SHED METAL	0	100	0	0	UT	1.00	1,500.00	100	2023	2022		100	1,500	
5	0104	GENERATOR	0	100	0	0	UT	1.00	6,000.00	100	2023	2022		80	4,800	

TOTAL OB/XF														15,300										
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	100		A-1	0.00	0.00	6.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,110							
2	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S30 E60 N30\$.

BEG SW COR OF NE1/4 OF NW1/4, RU
E 458.50 FT, S 951.88 FT, W 458.
330.65 FT TO POB. (AKA LOT 4 ICH

MCCULLOUGH NITAYA
352 SW LENOX GLN
FORT WHITE, FL 32038

2026

19-6S-16-03869-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	13	LAM/VNLPLK	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	2023
TOTALS	1,216		1,216 133,010

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	0%	- 2023	Heated Area: 1216			HX Base Yr 2020				
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%);">76</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -50%);">76</div> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%);">15</div> <div style="position: absolute; right: -10px; top: 50%; transform: translateY(-50%);">16</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2023 </div> </div>												
				BLD DATE					LGL DATE	05/06/2026 MLU		
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

EXTRA FEATURES																	
L	OB/XF	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
358 SW LWNOX GLN, FORT WHITE																	
TOTAL OB/XF 0																	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTOR: DWAYNE H MCCULLOUGH &						
GRANTEE: DONALD & BOONROD MA						

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=16,18] E76 S16 W76 N16 \$																	

LAND DESCRIPTION												TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV