E1/2 OF NW1/4 OF NW1/4 OF SW1/4,
750-796, 755-1081, 782-1640, 792

GARCIA DENISE/GARCIA ENRIQUE
956 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-004

BUILDING CHARACTERISTICS

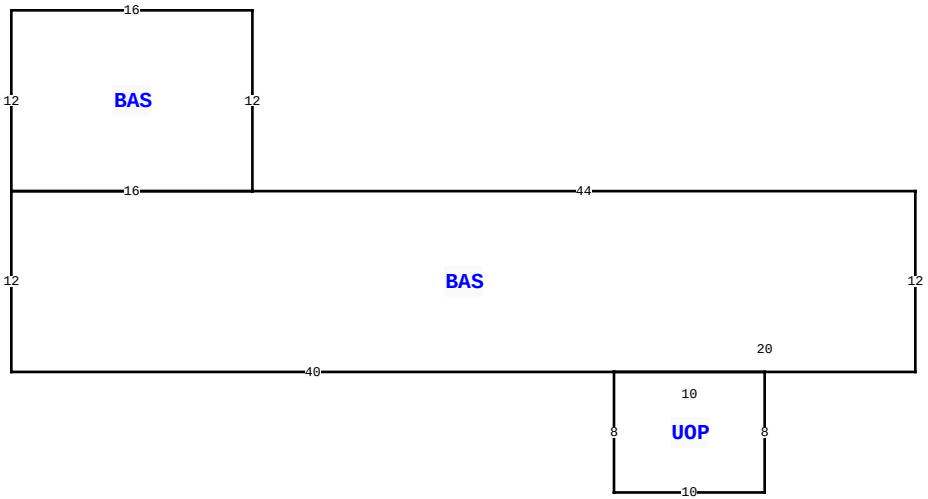
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,397
BAS	720	100		720	12,738
UOP	80	25		20	354
TOTALS	992			932	16,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	932	73.7100	44.23	41,222	1968	1968	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2007 Heated Area: 912 HX Base Yr 2007



956 SW CUMORAH HILL ST, 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	1,000.00	1,000.00	25	1993	1993	3	25	250	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
10	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,318
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		62,400
TOTAL MARKET VALUE		121,818
SOH/AGL Deduction		44,361
ASSESSED VALUE		77,457
TOTAL EXEMPTION VALUE	HX HB DX	32,684
BASE TAXABLE VALUE		44,773
TOTAL JUST VALUE		121,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,818

SALE:5:1: CERTIFICATE OF TITLE
SALE:4:1: 4.80 ACRES PLUS IMP
SALE:3:1: 4.80 ACRES
SALE:2:1: 4.80 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049706	Roof Replacement	7,600	04/30/2024
14794	M H	125	12/14/1998
7945	M H	100	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0954	10/06/2006	QC	Q	I	01	100
GRANTOR: MELVIN DOYLE KELLEY						
GRANTEE: DENISE & ENRIQUE GA						
0792/2826	7/12/1994	WD	U	I	12	17,200
GRANTOR: JOHN WILLIE MARTIN						
GRANTEE: MELVIN DOYLE KELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 BAS= N12 W16 S12 E16$ W16 S12 E40 UOP= S8 E10 N8 W10$ E20 N12$.

LAND DESCRIPTION

TOTAL OB/XF 12,600

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		A-1	0.00	0.00	3.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	49,400							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/10/2024 BY JS Total Acres: 4.80 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS

E1/2 OF NW1/4 OF NW1/4 OF SW1/4,
750-796, 755-1081, 782-1640, 792

GARCIA DENISE/GARCIA ENRIQUE
956 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 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

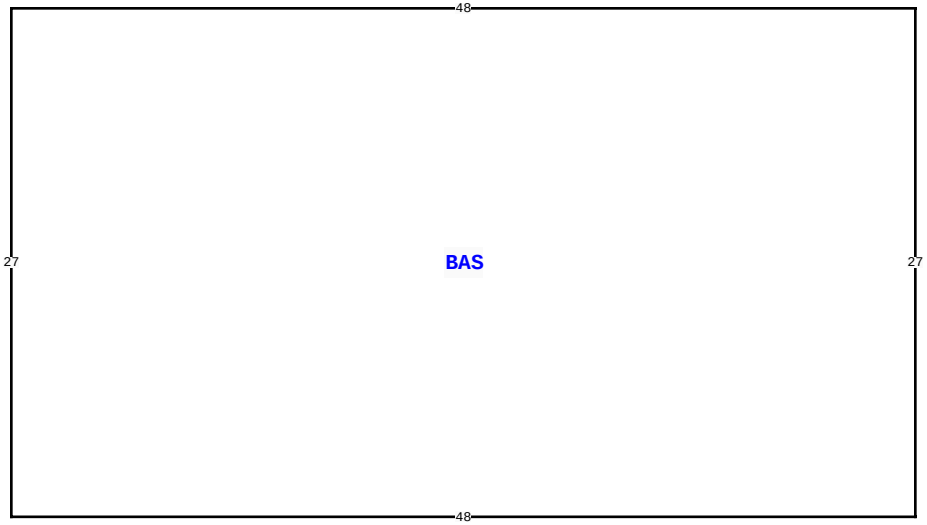
NEIGHBORHOOD/LOC 19617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	29,829
TOTALS	1,296			1,296	29,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	95.9000	57.54	74,572	1987	1987	0	0	0	60.00	40.00

4 MOBILE HME 100% - 2007 Heated Area: 1296 HX Base Yr 2007



956 SW CUMORAH HILL ST, 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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
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TOTAL MARKET VALUE		121,818
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ASSESSED VALUE		77,457
TOTAL EXEMPTION VALUE	HX HB DX	32,684
BASE TAXABLE VALUE		44,773
TOTAL JUST VALUE		121,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,818

BLDG:2:1: COMM MH (MELVIN KELLY LIVES HERE)
SALE:1:1: SEVERAL SALES AND REPO'S SINCE BUYING FR
BLDG:1:1: CONSTRUCTED OF SEVERAL DIFFERENT MATERIA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0954	10/06/2006	QC	Q	I	01	100
GRANTOR: MELVIN DOYLE KELLEY						
GRANTEE: DENISE & ENRIQUE GA						
0792/2826	7/12/1994	WD	U	I	12	17,200
GRANTOR: JOHN WILLIE MARTIN						
GRANTEE: MELVIN DOYLE KELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 500

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

REVIEW DATE 06/10/2024 BY JS Total Acres: 4.80 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS