COMM SE COR OF E1/2 OF SW1/4
OF NE1/4, RUN N 30 FT FOR
POB, RUN W 308.06 FT, N 631.61

QUINN OSCAR I/WOOD MONIQUE M
363 SW CUMORAH HILL ST
FT WHITE, FL 32038

2027

19-6S-17-09698-007

BUILDING CHARACTERISTICS

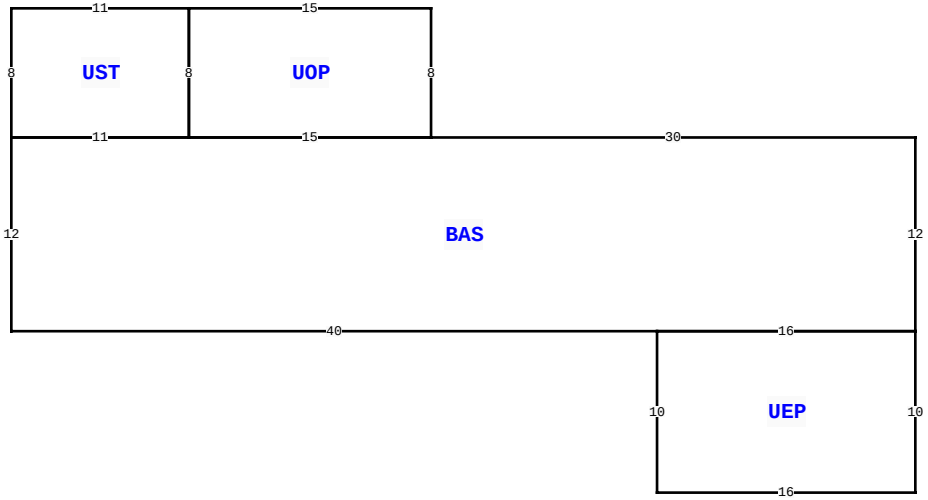
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	672	100		672	13,386
UEP	160	70		112	2,231
UOP	120	25		30	598
UST	88	45		40	797
TOTALS	1,040			854	17,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	854	83.0000	49.80	42,529	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2016 Heated Area: 672 HX Base Yr 2016



327 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0040	BARN,POLE	0	100	16	32	1.00	UT	0.00	0.00	100	0	0	3	100	640	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,397
TOTAL MARKET OB/XF VALUE	8,040
TOTAL LAND VALUE - MARKET	62,920
TOTAL MARKET VALUE	116,357
SOH/AGL Deduction	46,126
ASSESSED VALUE	70,231
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	45,231
TOTAL JUST VALUE	116,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,357

XFOB:1:1: PARKER MH

SALE:1:1: 4.84 ACRES PLUS MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34039	M H	375	05/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/1480	12/15/2003	WD	Q	I		30,000
GRANTOR: R LAMAR MOSELEY						
GRANTEE: OSCAR I QUINN & MON						
0702/0604	11/20/1989	WD	Q	I		28,550
GRANTOR: POLLARD HULBERT M						
GRANTEE: R LAMAR MOSELEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W15 S8 E15$W15 UST= N8 W11 S8 E11$ W11 S12 E40 UEP= S10 E16 N10 W16$E16 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,040

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	3.84	AC		1.00	1.00	1.00	13,000.00	13,000.00	49,920							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 10/17/2017 BY BC Total Acres: 4.84 Total Land Value: 62,920 Market: 0 Agricultural: 0 Common: 62,920 PRINTED 11/17/2026 BY SYS

COMM SE COR OF E1/2 OF SW1/4
OF NE1/4, RUN N 30 FT FOR
POB, RUN W 308.06 FT, N 631.61

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BUILDING CHARACTERISTICS

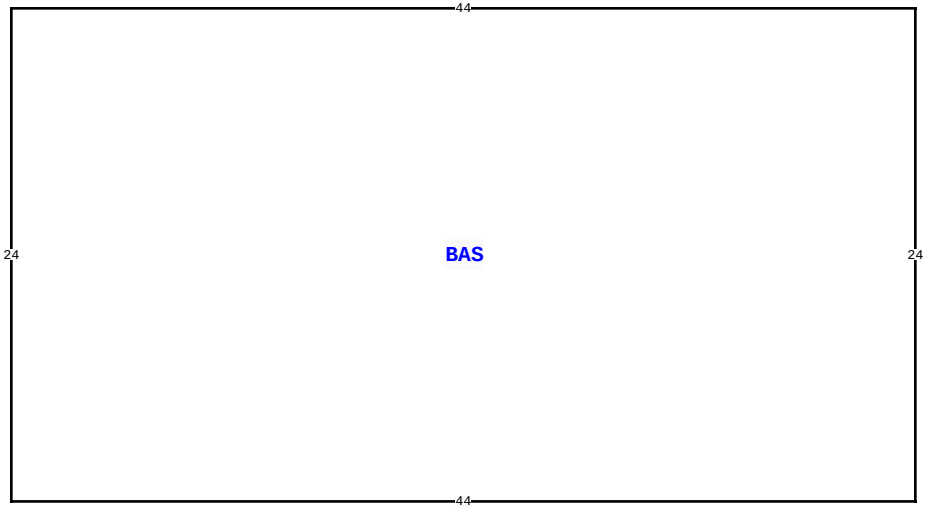
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
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	1,056	100		1,056	28,385
TOTALS	1,056			1,056	28,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	112.0050	67.20	70,963	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2016 Heated Area: 1056 HX Base Yr 2016



327 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: OSCAR I QUINN & MON						
0702/0604	11/20/1989	WD	Q	I		28,550
GRANTOR: POLLARD HULBERT M						
GRANTEE: R LAMAR MOSELEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/17/2017 BY BC Total Acres: 4.84 Total Land Value: 62,920 Market: 0 Agricultural: 0 Common: 62,920 PRINTED 11/17/2026 BY SYS