COMM NE COR OF SW1/4, S 30 FT TO CUMORAH HILL RD, RUN W 634.89 FT 344.08 FT, S 633.07 FT, E 344.07

WAY PATRICIA/BEAVER STEVEN CRAIG
754 SW CUMORAH HILLS ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-019

BUILDING CHARACTERISTICS

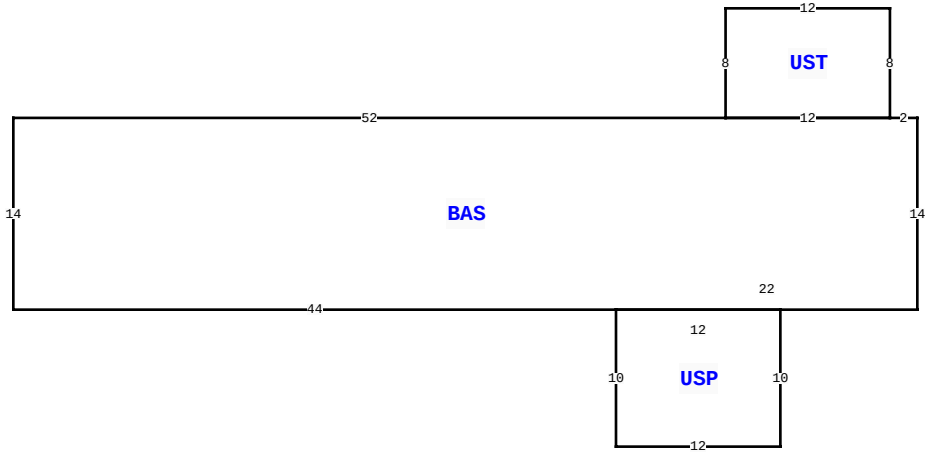
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE 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	924	100		924	17,445
USP	120	35		42	793
UST	96	45		43	812
TOTALS	1,140			1,009	19,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,009	78.6750	47.20	47,625	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2008 Heated Area: 924 HX Base Yr 2008



BLD DATE	11/16/1998	MO	LGL DATE	
XF DATE			LAND DATE	05/06/2026 MLU
INC DATE			AG DATE	

750 SW CUMORAH HILL ST, FORT WHITE

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2021	2021	3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,050
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	98,050
SOH/AGL Deduction	49,227
ASSESSED VALUE	48,823
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	23,823
TOTAL JUST VALUE	98,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042683	Mobile Home		09/03/2021
14693	M H	125	11/12/1998
12521	M H	125	05/16/1997
10741	M H	125	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/533	5/04/2026	QC	U	I	11	100
GRANTOR: WAY PAMELA R						
GRANTEE: WAY PATRICIA						
1559/2615	1/30/2026	QC	U	I	11	100
GRANTOR: DLC CATTLE CO., INC						
GRANTEE: WAY PAMELA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E44 USP= S10 E12 N10 W12$ E22 N14 W2 UST= N8 W12 S8 E12$ W12$. .

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 12/01/2021 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS