COMM SE COR, RUN W 515.46 FT TO NW ALONG R/W 2986.09 FT FOR POB, 266.71 FT, NE 823.55 FT, SE 266.

**DUNBAR FAMON L/DUNBAR MELVESE**
2007 SW US HWY 27
FORT WHITE, FL 32038-3077

**2027**

**19-7S-17-10026-010**

## BUILDING CHARACTERISTICS

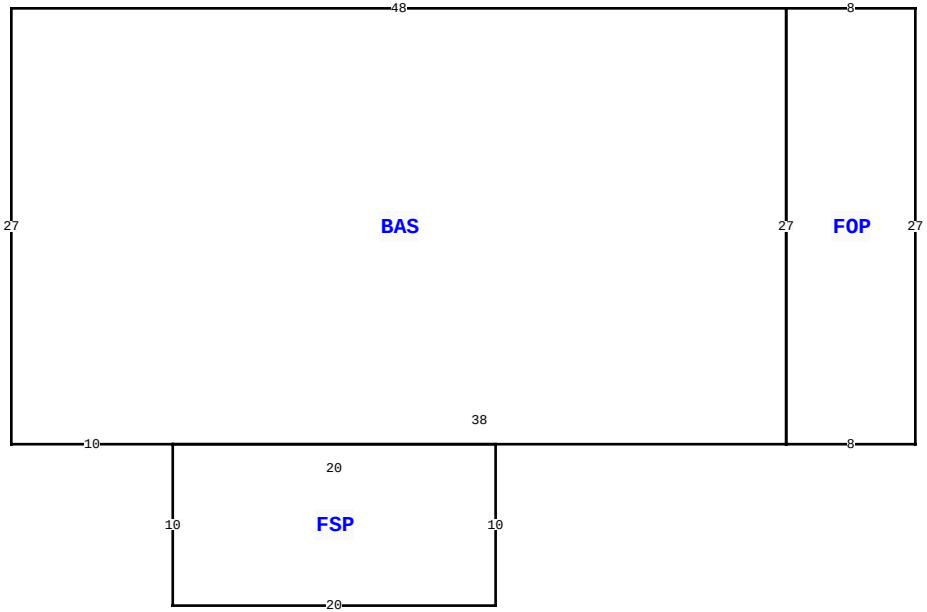
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 19717.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 35,428 |
| FOP | 216 | 35 | | 76 | 2,078 |
| FSP | 200 | 40 | | 80 | 2,187 |
| TOTALS | 1,712 | | | 1,452 | 39,692 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,452 | 113.9000 | 68.34 | 99,230 | 1998 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2000 Heated Area: 1296 HX Base Yr 2000




2007 SW US HIGHWAY 27 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | 07/14/1998 MO | LGL DATE | |
| XF DATE | 07/14/1998 MO | 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 100 | 1,080 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 100 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 50 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 1,080 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,692 |
| TOTAL MARKET OB/XF VALUE | | 10,510 |
| TOTAL LAND VALUE - MARKET | | 65,520 |
| TOTAL MARKET VALUE | | 115,722 |
| SOH/AGL Deduction | | 45,747 |
| ASSESSED VALUE | | 69,975 |
| TOTAL EXEMPTION VALUE | HX HB | 44,975 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 115,722 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 115,722 |

SALE:4:1: PARCEL 10. 5.04 ACRES.
SALE:3:1: $.70 STAMPS REPO
SALE:2:1: 5.04 ACRES
SALE:1:1: 5.04 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14200 | M H | 125 | 06/26/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0860/0735 | 6/05/1998 | WD | Q | V | | 25,000 |
| GRANTOR: MICHELINE JESMER DUBA | | | | | | |
| GRANTEE: FAMON L & MELVESE D | | | | | | |
| 0777/2147 | 7/27/1993 | WD | Q | V | | 17,000 |
| GRANTOR: TIM & DENNIS COX | | | | | | |
| GRANTEE: MICHELINE DUBATS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E10 FSP= S10 E20 N10 W20$ E38 FOP= E8N27 W8 S27$ N27$.

## LAND DESCRIPTION

TOTAL OB/XF 10,510

| 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 | | | 0.00 | 0.00 | 5.04 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,520 | | | | | | | |

REVIEW DATE 12/13/2017 BY BC Total Acres: 5.04 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 11/17/2026 BY SYS