LOT 33 DAVIS S/D.
433-802, 707-39, 855-940, WD
1063-1455, QC 1337-1620, QC

LANDMART & ASSOCIATES
FINANCIAL GROUP LLC, PO BOX 1524
LIVE OAK, FL 32064

2027

20-2S-16-01657-029

BUILDING CHARACTERISTICS

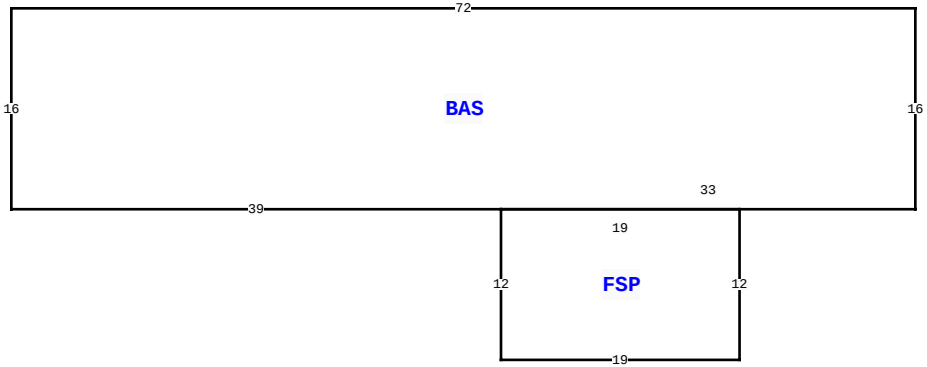
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,044
FSP	228	40		91	2,531
TOTALS	1,380			1,243	34,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,243	115.9000	69.54	86,438	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



289 NW CAESAR CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2023	2022		100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,575
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	16,368
TOTAL MARKET VALUE	59,543
SOH/AGL Deduction	2,804
ASSESSED VALUE	56,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,739
TOTAL JUST VALUE	59,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,543

SALE:1:1: TAX BILL ALREADY C/O WATSON

PRMT:1:1: WATSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12554	M H	125	05/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1621	3/29/2017	QC	U	I	12	17,500
GRANTOR: JACOB S WATSON						
GRANTEE: LANDMART & ASSOCIAT						
1337/1620	3/29/2017	QC	U	I	12	17,500
GRANTOR: NAOMI R WATSON F/K/A						
GRANTEE: LANDMART & ASSOCIAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E39 FSP= S12 E19 N12 W19$ E33 N16$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0		A-1	0.00	0.00	1.86	AC		1.00	1.00	0.80	11,000.00	8,800.00	16,368							

REVIEW DATE 11/16/2022 BY KS Total Acres: 1.86 Total Land Value: 16,368 Market: 0 Agricultural: 0 Common: 16,368 PRINTED 11/17/2026 BY SYS