LOT 7 COLUMBIA CITY HOMESITES UN
859-317, AG 1029-1292, WD 1053-1

URBAN ROBERT SCOTT/URBAN GWEN
10602 SW STATE ROAD 47
FORT WHITE, FL 32038

2027

22-5S-16-03693-107

BUILDING CHARACTERISTICS

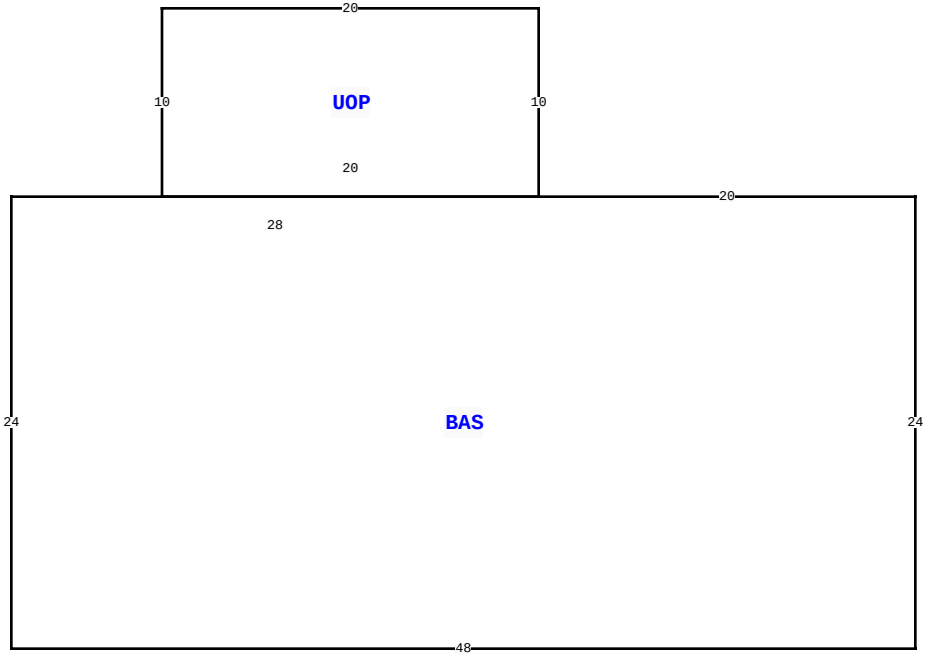
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	81,200
UOP	200	25		50	3,524
TOTALS	1,352			1,202	84,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,202	116.6000	108.44	130,345	1996	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023



10602 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,724
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		104,724
SOH/AGL Deduction		0
ASSESSED VALUE		104,724
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,313
TOTAL JUST VALUE		104,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21994	M H	250	06/23/2004
18797	M H	125	10/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0185	3/17/2017	WD	Q	I	01	65,000
GRANTOR: ROBERT F PETRIK & CEC						
GRANTEE: ROBERT SCOTT & GWEN						
1331/0845	2/15/2017	WD	U	I	12	53,500
GRANTOR: JESSICA MICHELLE TUML						
GRANTEE: ROBERT F PETRIK & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W20 S10 E20$ W28 S24 E48 N24$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 03/03/2026 BY KS Total Acres: 0.50 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2026 BY SYS