LOT 16 COLUMBIA CITY HOMESITES U

859-317, AG 1023-1435, WD 1060-1

HORNER DEBORAH L
10238 SW STATE RD 47
FORT WHITE, FL 32038-4282

**2027**

**22-5S-16-03693-116**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 4 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

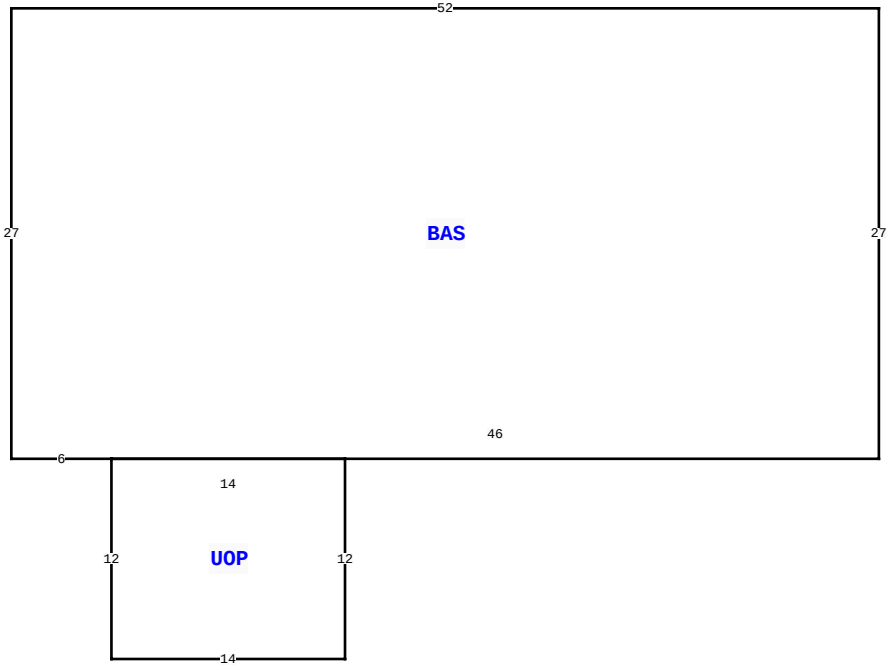
NEIGHBORHOOD/LOC 22516.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 83,305 |
| UOP | 168 | 25 | | 42 | 2,492 |
| TOTALS | 1,572 | | | 1,446 | 85,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,446 | 116.0000 | 107.88 | 155,994 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2019 Heated Area: 1404 HX Base Yr 2019




10238 SW STATE ROAD 47 , FORT WHITE

| | | | |
|---|---|---|---|
| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 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 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2026 | 2025 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 85,797 |
| TOTAL MARKET OB/XF VALUE | | 10,000 |
| TOTAL LAND VALUE - MARKET | | 12,500 |
| TOTAL MARKET VALUE | | 108,297 |
| SOH/AGL Deduction | | 49,851 |
| ASSESSED VALUE | | 58,446 |
| TOTAL EXEMPTION VALUE | HX HB | 33,446 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 108,297 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17829 | M H | 125 | 01/16/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1357/1794 | 3/07/2018 | WD | U | I | 12 | 35,000 |
| GRANTOR: SELENE FINANCE LP | | | | | | |
| GRANTEE: DEBORAH L HORNER | | | | | | |
| 1357/1789 | 3/07/2018 | QC | U | I | 11 | 100 |
| GRANTOR: BANK OF AMERICA NA | | | | | | |
| GRANTEE: SELENE FINANCE LP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S27 E6 UOP= S12 E14 N12 W14$ E46 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 10,000

| 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 | 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 11/16/2026 BY SYS