LOT 21 COLUMBIA CITY HOMESITES U

859-317, 940-1920, WD 1013-124,

DUMAS SANDY KAY
10026 SW STATE ROAD 47
FORT WHITE, FL 32038

2027

22-5S-16-03693-121

BUILDING CHARACTERISTICS

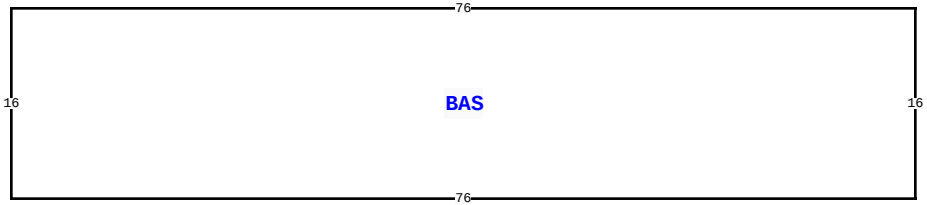
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,216	100		1,216	61,476
TOTALS	1,216			1,216	61,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	114.9000	91.92	111,775	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1216 HX Base Yr 2026



10026 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	61,476
TOTAL MARKET OB/XF VALUE	8,540
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	82,516
SOH/AGL Deduction	17,415
ASSESSED VALUE	65,101
TOTAL EXEMPTION VALUE	HX HB WX 45,101
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	82,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,285

PRMT:1:1: GROVER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19799	M H	125	08/01/2002
17849	M H	125	01/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2337	9/18/2025	WD	U	I	37	54,000
GRANTOR: MCFARLAND FRANKIE P						
GRANTEE: DUMAS SANDY KAY						
1013/0125	4/20/2004	WD	Q	I		35,000
GRANTOR: JAY DAVIS						
GRANTEE: FRANKIE P MCFARLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	10	16	160.00	UT	7.00	7.00	75	2005	2005	3	75	840	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,540

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