COMM NW COR OF SE1/4 OF NW1/4, R
S 1323.57 FT FOR POB, CONT S 725
CR-238, RUN N 51 DEG W ALONG R/W

LOVE RICHARD T/LOVE JAMI R
3889 SW ELIM CHURCH ROAD
FORT WHITE, FL 32038

**2027**

**22-6S-16-03914-008**

## BUILDING CHARACTERISTICS

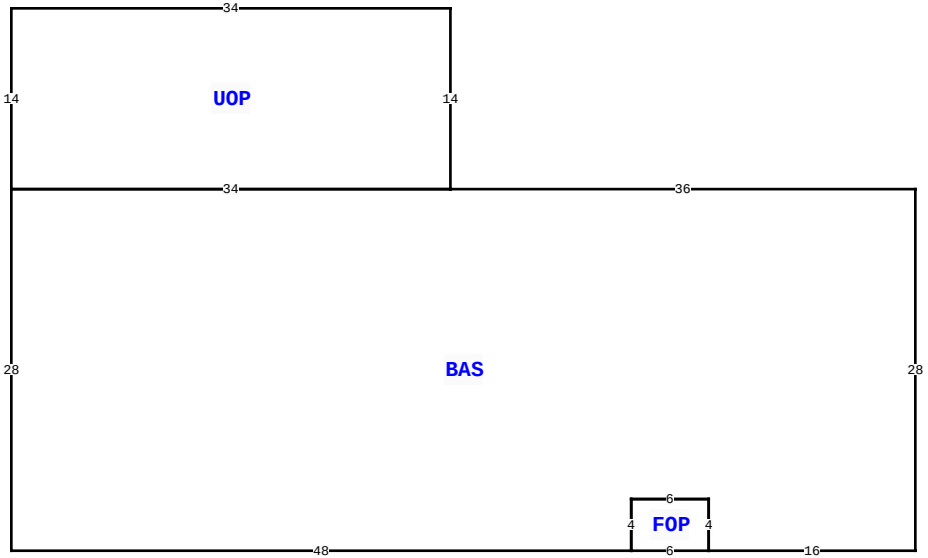
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 22616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,936 | 100 | | 1,936 | 114,775 |
| FOP | 24 | 35 | | 8 | 474 |
| UOP | 476 | 25 | | 119 | 7,055 |
| TOTALS | 2,436 | | | 2,063 | 122,304 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,063 | 115.9000 | 107.79 | 222,371 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2003 Heated Area: 1936 HX Base Yr 2003




3889 SW ELIM CHURCH RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 24 | 240.00 | UT | 14.00 | 14.00 | 75 | 2006 | 2006 | 3 | 75 | 2,520 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 122,304 |
| TOTAL MARKET OB/XF VALUE | 11,020 |
| TOTAL LAND VALUE - MARKET | 40,880 |
| TOTAL MARKET VALUE | 174,204 |
| SOH/AGL Deduction | 80,868 |
| ASSESSED VALUE | 93,336 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 41,925 |
| TOTAL JUST VALUE | 174,204 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 175,520 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19042 | M H | 125 | 12/13/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0940/2197 | 11/29/2001 | WD | Q | V | 01 | 100 |
| GRANTOR: GARY & JANE MACMANUS | | | | | | |
| GRANTEE: RICHARD T & JAMI R | | | | | | |
| 0939/0457 | 11/06/2001 | WD | Q | V | 01 | 100 |
| GRANTOR: GARY MCMANUS | | | | | | |
| GRANTEE: JAMI & RICHARD LOVE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 UOP= N14 W34 S14 E34$ W34 S28 E48 FOP= E6N4 W6 S4$ N4 E6 S4 E16 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 11,020

| 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 | 2.92 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 40,880 | | | | | | | |

REVIEW DATE 05/12/2026 BY AJ Total Acres: 2.92 Total Land Value: 40,880 Market: 0 Agricultural: 0 Common: 40,880 PRINTED 11/17/2026 BY SYS