

COMM SE COR, RUN W 200 FT FOR PO
 FT, N 210 FT, W 151.77 FT, N 454
 FT, S 21 DEG E 716.85 FT TO POB.

CAD HOMES AND LAND LLC
 3023 NW 244TH STREET
 NEW BERRY, FL 32669

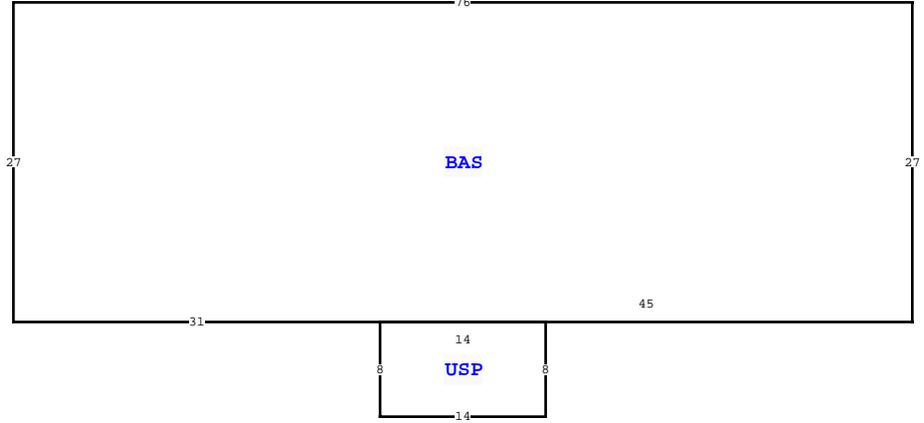
2026

23-7S-16-04303-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
USP	112	35	
TOTALS	2,164		2,091 127,955

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2021	02	2,091	115.9000	111.26	232,645	1996	1996	0	0	45.00	55.00
2 MANUF 1 0% - 2023 Heated Area: 2052 HX Base Yr											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	127,955			
TOTAL MARKET OB/XF VALUE	9,700			
TOTAL LAND VALUE - MARKET	47,073			
TOTAL MARKET VALUE	184,728			
SOH/AGL Deduction	0			
ASSESSED VALUE	184,728			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	184,728			
TOTAL JUST VALUE	184,728			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	171,208			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25538	M H	275	02/16/2007
23375	M H	0	07/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1773	4/28/2022	QC	U	I	11	100

GRANTOR: THE REVOCABLE INTER-V
 GRANTEE: CAD HOMES AND LAND
 1464/710 4/05/2022 CT U I 18 0
 GRANTOR: CLERK OF COURT
 GRANTEE: REVOCABLE INTER-VIV

EXTRA FEATURES		399 SW NORMANDY DR, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP L W UNITS UT
1	0190	FPLC PF	0 0 0 0 1.00 UT
2	0080	DECKING	0 0 0 0 1.00 UT
3	9945	Well/Sept	0 0 0 0 1.00 UT
4	0294	SHED WOOD/	0 0 0 0 1.00 UT
5	0294	SHED WOOD/	0 0 0 0 1.00 UT

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU
----------	---------	----------	----------	-----------	---------	------------	-----

L N	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 0 0 0 1.00 UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0080	DECKING	0 0 0 0 1.00 UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0 0 0 0 1.00 UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 0 0 0 1.00 UT	0.00	0.00	100	2010	2010	3	100	800	
5	0294	SHED WOOD/	0 0 0 0 1.00 UT	0.00	0.00	100	2010	2010	3	100	500	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS= W76 S27 E31 USP= S8 E14 N8 W14\$ E45 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										9,700				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.26	AC		1.00	1.00	0.85	13,000.00	11,050.00	47,073							