COMM AT THE NE COR OF W1/2 OF SE
663.87 FT TO POB, S 632.99 FT TO
CUMORAH HILL ST, W 330.59 FT, N

VAN MERSBERGEN MARION RAY/VAN MERSBERGEN JULIA ACQ
1168 SW CUMORAH HILL RD
FORT WHITE, FL 32038

2027

24-6S-16-03934-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

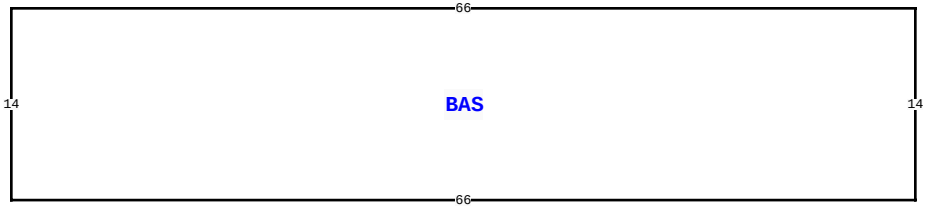
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 24616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	49,794
TOTALS	924			924	49,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	105.3550	97.98	90,534	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr



1223 SW CUMMORAH HILL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	650.00	650.00	100	2026	2025		100	650	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	49,794
TOTAL MARKET OB/XF VALUE	7,850
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	167,644
SOH/AGL Deduction	31,785
ASSESSED VALUE	135,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,859
TOTAL JUST VALUE	167,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38278	M H	325	06/26/2019
15278	M H	125	03/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0950	8/22/2018	WD	Q	I	01	70,000
GRANTOR: DLC CATTLE COMPANY IN						
GRANTEE: MARION RAY & JULIA						
1362/0443	6/11/2018	QC	U	I	11	100
GRANTOR: PATTY SUZANN BRENDA F						
GRANTEE: DLC CATTLE COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	0		A-1	0.00	0.00	4.97	AC		1.00	1.00	1.00	11,000.00	11,000.00	54,670							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,330							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS