

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

2026

24-6S-16-03934-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		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
BAS	924	100	
TOTALS	924		50,327

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	99.03	91,504	2004	2004	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	05/06/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		50,327	
TOTAL MARKET OB/XF VALUE		7,850	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		168,177	
SOH/AGL Deduction		44,669	
ASSESSED VALUE		123,508	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		123,508	
TOTAL JUST VALUE		168,177	
NCON VALUE		850	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,327	

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	Q	I	01	70,000
GRANTOR: DLC CATTLE COMPANY IN						
GRANTEE: MARION RAY & JULIA						
1362/0443	6/11/2018	QC U	U	I	11	100
GRANTOR: PATTY SUZANN BRENDA F						
GRANTEE: DLC CATTLE COMPANY						

EXTRA FEATURES																	
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	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	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.