W1/2 OF NE1/2 OF NE1/4 OF SE1/4.
343-171, 464-486, PR 1031-2354,

VAN MERSBERGEN MARION RAY/VAN MERSBERGEN JULIA DIA
1168 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

24-6S-16-03934-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

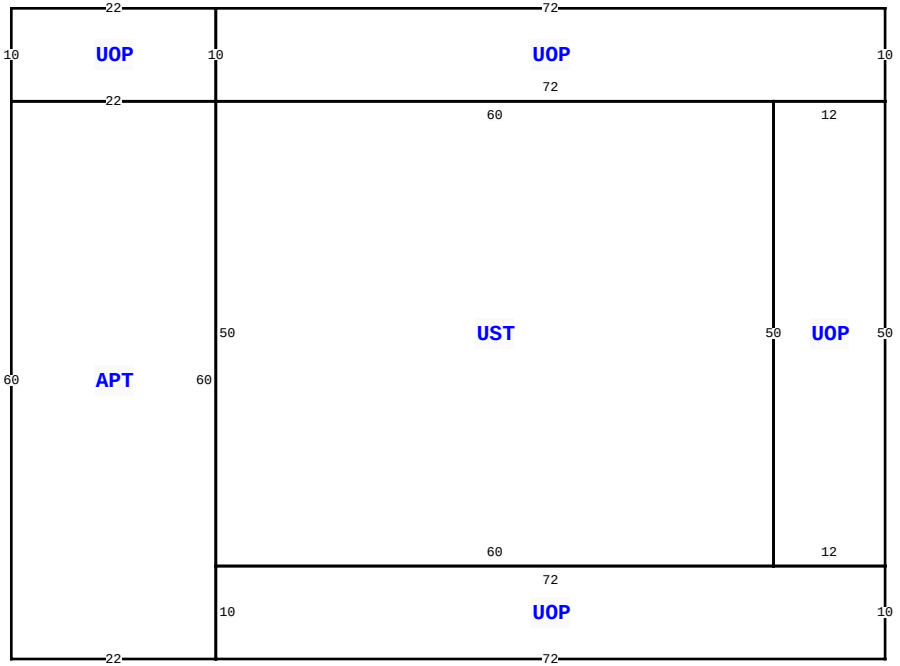
NEIGHBORHOOD/LOC 24616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,320	100		1,320	32,757
UOP	220	20		44	1,092
UOP	600	20		120	2,978
UOP	720	20		144	3,574
UOP	720	20		144	3,574
UST	3,000	45		1,350	33,502
TOTALS	6,580			3,122	77,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,122	100.7000	28.20	88,040	2012	2012	0	0	0	12.00	88.00

2 BARNS 0% - 2011 Heated Area: 1320 HX Base Yr 2011



1168 SW CUMORAH HILL ST, FORT WHITE

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

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	0294	SHED WOOD/	0	100	10	16	160.00	UT	10.00	10.00	100	2010	2010	3	100	1,600	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,084
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	394,884
SOH/AGL Deduction	29,186
ASSESSED VALUE	365,698
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	314,287
TOTAL JUST VALUE	394,884
NCON VALUE	241,809
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056607	Storage Building	15,000	09/17/2026
000051802	New Residential C	223,440	12/30/2025
28584	M H	4,416	05/20/2010
26729	TR/TRAILER	189	02/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0328	7/27/2007	WD	Q	V		55,000
GRANTOR: CHAD T SIKES						
GRANTEE: VAN MERSBERGEN						
1031/2354	11/19/2004	PR	Q	V	01	100
GRANTOR: MARK D SIKES AS PR OF						
GRANTEE: CHAD T SIKES						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W72 UOP= W22 S10 E22 N10$ S10 APT= W22 S60 E22 N60$ UST= S50 UOP= S10 E72 N10 W72$ E60 UOP= E12 N50 W12 S50$ N50 W60$ E72$.

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/14/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

W1/2 OF NE1/2 OF NE1/4 OF SE1/4.

343-171, 464-486, PR 1031-2354,

VAN MERSBERGEN MARION RAY/VAN MERSBERGEN JULIA DIA
1168 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

24-6S-16-03934-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

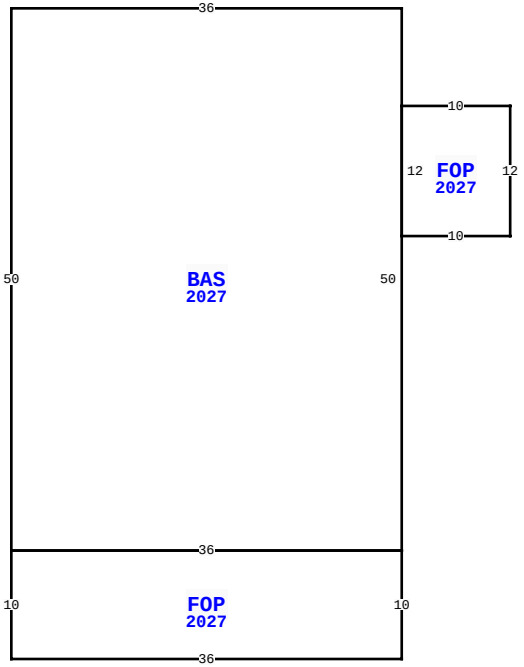
NEIGHBORHOOD/LOC 24616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2027	1,800	222,786
FOP	120	30	2027	36	4,456
FOP	360	30	2027	108	13,367
TOTALS	2,280			1,944	240,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	112.5200	123.77	240,609	2026	2026	0	0	0	-1.00	100.00

3 SINGLE FAM 100% - 2027 Heated Area: 1800 HX Base Yr 2011



1168 SW CUMORAH HILL ST, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: VAN MERSBERGEN						
1031/2354	11/19/2004	PR	Q	V	01	100
GRANTOR: MARK D SIKES AS PR OF						
GRANTEE: CHAD T SIKES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=60,9] W36 S50 E36 N50 $
FOP=[YR=2027;ORIG=24,59] E36 S10 W36 N10 $
FOP=[YR=2027;ORIG=60,18] E10 S12 W10 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/14/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS