E 1/2 OF SE 1/4 OF NE 1/4 EX S 3
& EX 10 AC DESC 807-1465 & EX 0.

PATRICK EUPHROSINA L
1141 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

24-6S-16-03934-008

BUILDING CHARACTERISTICS

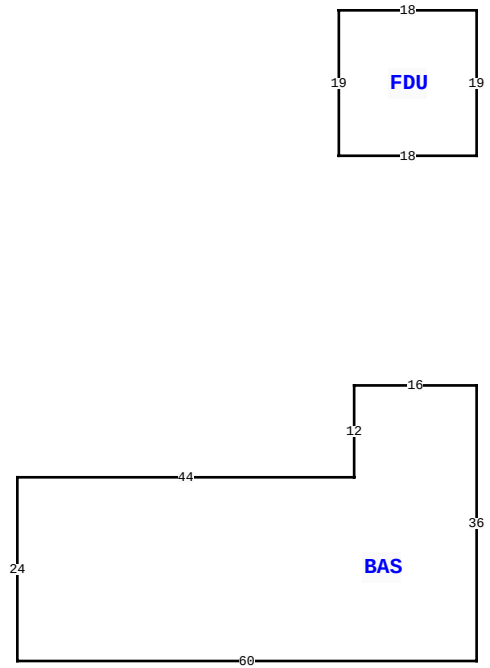
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	1,632	100		1,632	96,752
FDU	342	75		256	15,177
TOTALS	1,974			1,888	111,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,888	115.9000	107.79	203,508	1977	1977	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1632 HX Base Yr



1141 SW CUMORAH HILL ST, 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 SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,929
TOTAL MARKET OB/XF VALUE		11,044
TOTAL LAND VALUE - MARKET		104,500
TOTAL MARKET VALUE		227,473
SOH/AGL Deduction		182,645
ASSESSED VALUE		44,828
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		14,828
TOTAL JUST VALUE		227,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,678

XFOB:7:1: MH USED AS STORAGE
XFOB:3:1: OLD MH USED AS STORAGE
XFOB:2:1: REDMAN MH
XFOB:1:1: MONTE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043694	Roof Replacement	10,400	02/14/2022
28893	M H	398	09/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/236	4/22/2025	LE	U	I	14	100

GRANTOR: PATRICK EUPHROSINA L
GRANTEE: PATRICK JAMES S (RM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W44 S24 E60 N36$ PTR= N30 FDU= N19 W18 S19 E18$S30$.

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	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	1993	1993	3	100	750	
3	0252	LEAN-TO W/	0	100	11	12	132.00	UT	1.50	1.50	100	1993	1993	3	100	198	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0258	PATIO	0	100	11	12	132.00	UT	3.00	3.00	100	1993	1993	3	100	396	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,044

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 9.50 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500 PRINTED 11/17/2026 BY SYS