

COMM NE COR OF S1/2 OF E1/2 OF S  
SEC, W 451.26 FT FOR POB, CONT W  
FT, E 105 FT, N 210 FT TO POB.

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

**2026**

24-6S-16-03934-015  
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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	1,456	100	
TOTALS	1,456		108,255

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,456	113.9000	109.34	159,199	2011	2011	0	0	32.00	68.00														
1 MANUF 1 0% - 0 Heated Area: 1456 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			108,255
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			5,500
TOTAL MARKET VALUE			114,555
SOH/AGL Deduction			11,561
ASSESSED VALUE			102,994
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,994
TOTAL JUST VALUE			114,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051522	Roof Replacement	4,300	11/15/2024
27912	SFR	564	06/26/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/0687	5/12/2010	QC	U	V	11	100
GRANTOR: CALVIN S PATRICK & MA						
GRANTEE: CALVIN S PATRICK &						
1166/0808	1/30/2009	QC	U	V	11	100
GRANTOR: CALVIN S PATRICK & EU						
GRANTEE: CALVIN S PATRICK II						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S26 E56 N26\$.	

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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

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	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	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500							