

(AKA LOT 3 CUMORAH HILLS S/D UNR
COMM SE COR, RUN N 841.86 FT FOR
539.10 FT TO E R/W OF 60 FT EASE

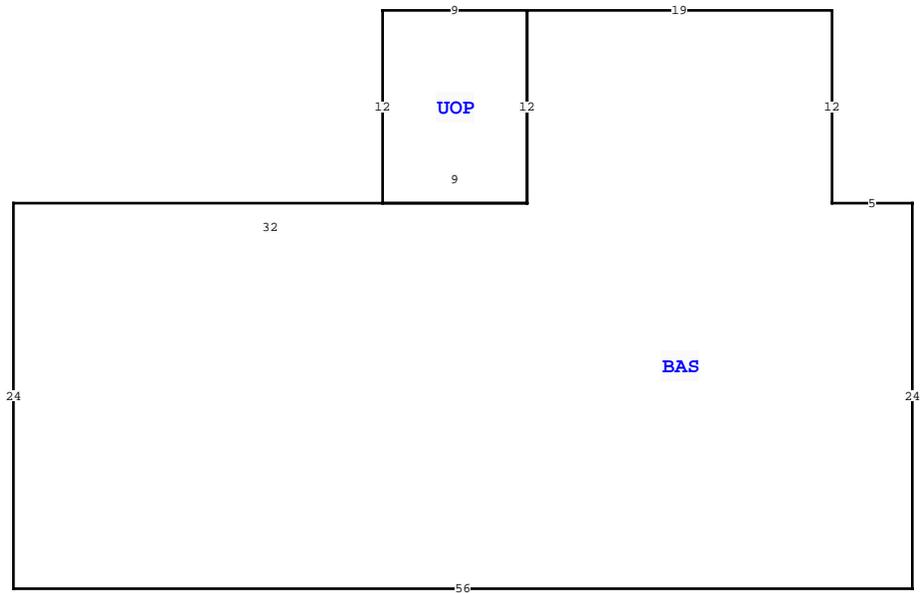
ROBERT DONALD JR/ROBERT MARIELLE C
439 SW CLIFFORD DR
FORT WHITE, FL 32038

2026

24-6S-16-03934-103

BUILDING CHARACTERISTICS					
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				
Architectual	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	24616.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	94,535
UOP	108	25		27	1,624
TOTALS	1,680			1,599	96,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,599	113.9000	109.34	174,835	1997	1997	0	0	45.00	55.00	
1 MANUF 1 33% - 2023 Heated Area: 1572 HX Base Yr 2004												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	96,159			
TOTAL MARKET OB/XF VALUE	9,400			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	170,559			
SOH/AGL Deduction	9,938			
ASSESSED VALUE	160,621			
TOTAL EXEMPTION VALUE	HA HAB	25,000		
BASE TAXABLE VALUE	135,621			
TOTAL JUST VALUE	170,559			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	158,563			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1046	4/21/2022	QC	U	I	11	100
GRANTOR: ROBERT DONALD P						
GRANTEE: ROBERT DONALD P						
0995/2618	5/04/2003	QC	Q	I	01	11,400
GRANTOR: DONALD P & MARIELLE C						
GRANTEE: DONALD P JR, DONALD						

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	0190	FPLC PF	0	33	0	0	1.00	UT	1,200.00	100	2010	2010	3	100	1,200	
2	0255	MBL HOME S	0	33	0	0	1.00	UT	0.00	100	2010	2010	3	100	500	
3	0080	DECKING	0	33	0	0	1.00	UT	0.00	100	2010	2010	3	100	200	
4	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	33	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	
6	0261	PRCH, UOP	0	33	0	0	1.00	UT	0.00	100	2015	2015	3	100	300	

TOTAL OB/XF										9,400														
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	33		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							
2	0000	C	VAC RES	33		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W5 N12 W19 UOP= W9 S12 E9 N12\$ S12 W32 S24 E56 N24\$.

REVIEW DATE 06/09/2015 BY DF																													
Total Acres: 5.01										Total Land Value: 65,000					Market: 0					Agricultural: 0					Common: 65,000				