

(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		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
Architctual	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
BAS	1,572	100	
UOP	108	25	
TOTALS	1,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
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			94,163
TOTAL MARKET OB/XF VALUE			10,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			169,363
SOH/AGL Deduction			9,280
ASSESSED VALUE			160,083
TOTAL EXEMPTION VALUE	HA HAB	25,000	
BASE TAXABLE VALUE			135,083
TOTAL JUST VALUE			169,363
NCON VALUE			800
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
1	0190	FPLC PF	0	33	0	0	1.00	UT	1,200.00	1,200.00	100
2	0255	MBL HOME S	0	33	0	0	1.00	UT	0.00	0.00	100
3	0080	DECKING	0	33	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100
5	0261	PRCH, UOP	0	33	0	0	1.00	UT	0.00	0.00	100
6	0261	PRCH, UOP	0	33	0	0	1.00	UT	0.00	0.00	100
7	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100

TOTAL OB/XF												10,200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	33		00	0.00	0.00	0.50	LT	1.00				
2	0000	C	VAC RES	33		00	0.00	0.00	0.50	LT	1.00				

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												10,200			
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	33		00	0.00	0.00	0.50	LT	1.00	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	1.00	65,000.00	65,000.00	32,500										