COMM NW COR OF SW1/4 OF NE1/4, R
E R/W SHILOH CHURCH RD, RUN S AL
FT FOR POB, RUN E 1298.39 FT, S

BOYD RICHARD WILLIAM/BOYD ERICA LYNN
1071 SW SPIRIT AVE
FORT WHITE, FL 32038

**2027**

**24-7S-16-04309-003**

## BUILDING CHARACTERISTICS

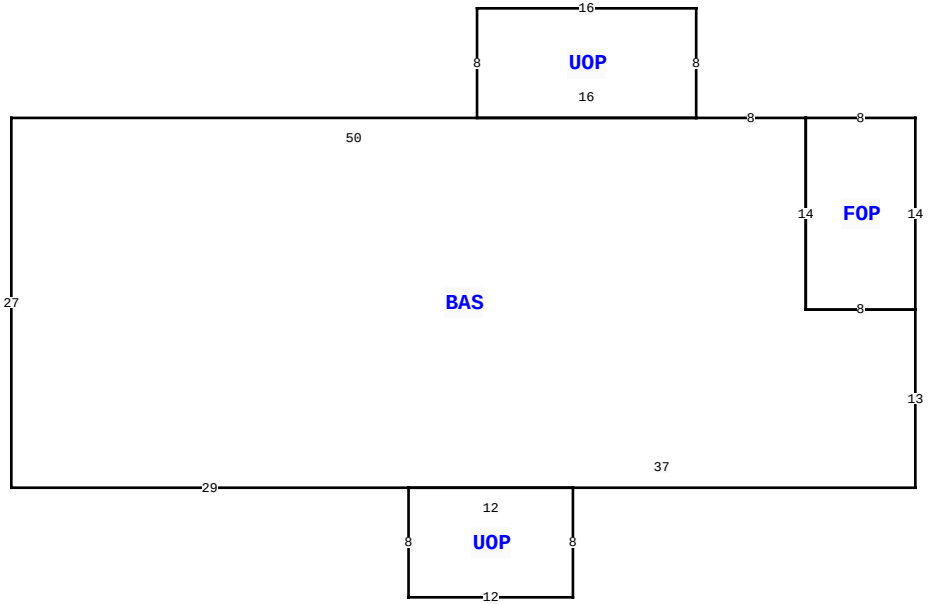
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,670 | 100 | | 1,670 | 47,254 |
| FOP | 112 | 35 | | 39 | 1,104 |
| UOP | 96 | 25 | | 24 | 679 |
| UOP | 128 | 25 | | 32 | 906 |
| TOTALS | 2,006 | | | 1,765 | 49,942 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,765 | 117.9000 | 70.74 | 124,856 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2024 Heated Area: 1670 HX Base Yr 2020




1071 SW SPIRIT AVE, 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 8 | 12 | 96.00 | UT | 5.00 | 5.00 | 100 | 1994 | 1994 | 3 | 100 | 480 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 20 | 20 | 400.00 | UT | 2.50 | 2.50 | 100 | 1994 | 1994 | 3 | 100 | 1,000 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 8 | 10 | 80.00 | UT | 2.00 | 2.00 | 100 | 1994 | 1994 | 3 | 100 | 160 | |
| 6 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 1994 | 1994 | 3 | 100 | 400 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,800 | |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 120,043 |
| TOTAL MARKET OB/XF VALUE | 19,840 |
| TOTAL LAND VALUE - MARKET | 110,110 |
| TOTAL MARKET VALUE | 249,993 |
| SOH/AGL Deduction | 64,695 |
| ASSESSED VALUE | 185,298 |
| TOTAL EXEMPTION VALUE | DH DHB HX HB 102,822 |
| BASE TAXABLE VALUE | 82,476 |
| TOTAL JUST VALUE | 249,993 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,743 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8575 | M H | 125 | 07/08/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1343/1046 | 8/24/2017 | WD | U | I | 30 | 88,000 |
| GRANTOR: JANNETTE S BOYD | | | | | | |
| GRANTEE: RICHARD WILLIAM BOY | | | | | | |
| 0782/2283 | 11/24/1993 | WD | U | V | 12 | 27,000 |
| GRANTOR: MARK SULLIVAN | | | | | | |
| GRANTEE: WALTER A BOYD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 UOP= N8 W16 S8 E16$ W50 S27 E29 UOP= S8E12 N8 W12$
E37 N13 FOP= N14W8 S14 E8$ W8 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 19,840

| 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 | 9.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 99,110 | | | | | | | |
| 2 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |

REVIEW DATE 05/13/2020 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4 OF NE1/4, R
E R/W SHILOH CHURCH RD, RUN S AL
FT FOR POB, RUN E 1298.39 FT, S

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## BUILDING CHARACTERISTICS

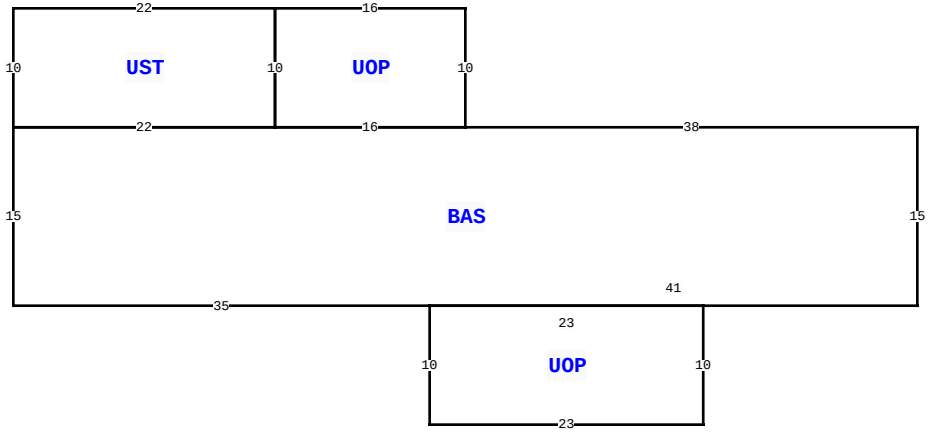
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| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | 04 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | | 1,140 | 59,772 |
| UOP | 160 | 25 | | 40 | 2,097 |
| UOP | 230 | 25 | | 58 | 3,041 |
| UST | 220 | 45 | | 99 | 5,191 |
| TOTALS | 1,750 | | | 1,337 | 70,101 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,337 | 102.5050 | 95.33 | 127,456 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2020 Heated Area: 1140 HX Base Yr 2020




1071 SW SPIRIT AVE, 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

VALUATION SUMMARY

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|---|---|---|---|
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| 0782/2283 | 11/24/1993 | WD | U | V | 12 | 27,000 |
| GRANTOR: MARK SULLIVAN | | | | | | |
| GRANTEE: WALTER A BOYD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38UOP= N10 W16 S10 E16$ W16 UST= N10 W22 S10 E22$ W22 S15 E35 UOP= S10 E23 N10 W23$ E41 N15$.

## 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 05/13/2020 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS