

COMM 45 FT E OF NW COR OF SW1/4
210 FT FOR POB, RUN E 420 FT, S
FT, N 210 FT TO POB.

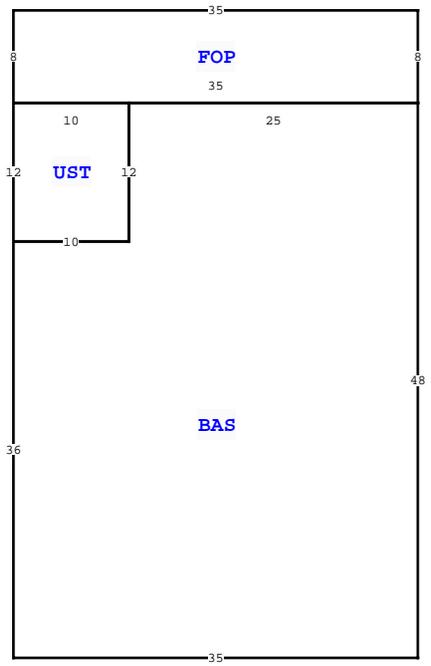
CUCUEL DANA K/CUCUEL RICKY C
1435 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04315-002
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
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	24716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
FOP	280	35	
UST	120	45	
TOTALS	1,960		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2018	71.06	121,655	1985	1985	0	0	60.00	40.00
Heated Area: 1560 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	48,662		
TOTAL MARKET OB/XF VALUE	13,989		
TOTAL LAND VALUE - MARKET	32,000		
TOTAL MARKET VALUE	94,651		
SOH/AGL Deduction	42,933		
ASSESSED VALUE	51,718		
TOTAL EXEMPTION VALUE	HX HB SX 51,718		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	94,651		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	88,336		
XFOB:1:1: SCOTT HAR ID#AHHJL24850932 & BHH ORB 780			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1367	10/28/2020	LE U		I	14	100
GRANTOR: CUCUEL DANA K (ENH LI)						
GRANTEE: CUCUEL SHELLBE (RMD)						
1337/2676	6/01/2017	WD Q		I	01	59,900
GRANTOR: SCOTT BUTSCH						
GRANTEE: DANA K & RICKY C CU						

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	300	
2	0040	BARN, POLE	0	100	36	54	1,944.00	UT	3.00	90	2017	2017	3	90	5,249	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	16	40	640.00	UT	2.50	90	2017	2017	3	90	1,440	

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							