

LOT 2 BIG OAKS UNREC: COMM NE CO
80.45 FT TO W R/W OLD WIRE RD, R
W 121.02 FT, S 369.08 FT FOR POB

PIVEN LEAH/BLORE JAMES K
2986 SW OLD WIRE RD
FT WHITE FL, FL 32038

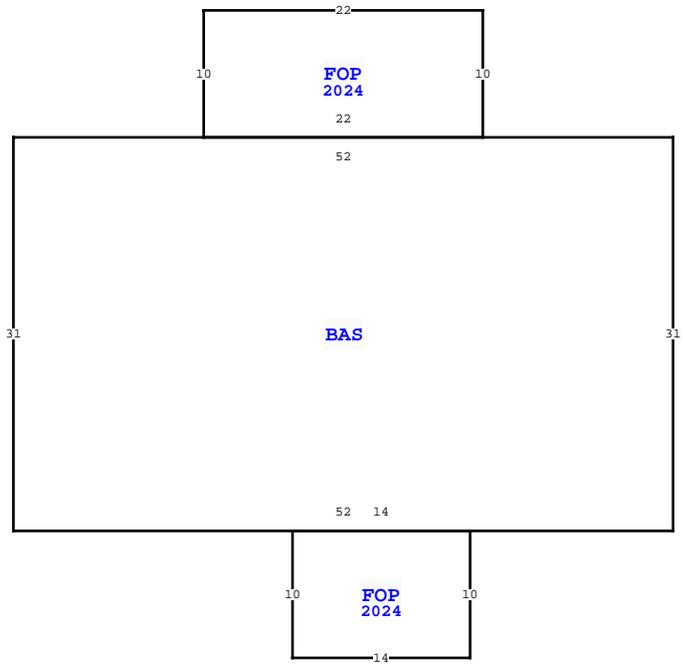
2026

26-5S-16-03717-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	26516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	
FOP	140	35	2024
FOP	220	35	2024
TOTALS	1,972		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100%	- 2024	Heated Area: 1612		HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,089
TOTAL MARKET OB/XF VALUE			28,608
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			324,807
SOH/AGL Deduction			236,447
ASSESSED VALUE			88,360
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			36,949
TOTAL JUST VALUE			324,807
NCON VALUE			1,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052720	Roof Replacement	8,500	03/27/2025
30919	M H	375	04/08/2013
30627	STORAGE	148	11/29/2012
12206	M H	125	02/26/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/996	10/24/2023	WD	Q	I	01	346,000
GRANTOR: HODGES RONALD L						
GRANTEE: PIVEN LEAH						
1458/1973	2/03/2022	WD	Q	I	01	270,000
GRANTOR: VAUGHAN PRESTON OWEN						
GRANTEE: HODGES RONALD L						

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
2	0210	GARAGE U	0	100	24	42	1,008.00	UT	16.00	100	2013	2013	3	100	16,128	
3	0327	STABLES-SM	0	100	30	12	360.00	UT	8.00	100	2022	2021		100	2,880	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	1,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	1,600.00	100	2026	2025		100	1,600	

TOTAL OB/XF														28,608										
LAND DESCRIPTION																								
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/06/2026 MLU													

BUILDING DIMENSIONS													
BAS=[ORIG=1,-3] W52 S31 E52 N31 \$													
FOP=[YR=2024;ORIG=-29,38] N10 E14 S10 W14 \$													
FOP=[YR=2024;ORIG=-14,-3] W22 N10 E22 S10 \$													