

N 1/2 OF LOT 7 BIG OAKS S/D UNRE
 RUN W 784.29 FT, S 1153.19 FT, W
 POB, RUN S 573.34 FT, W 380.29 F

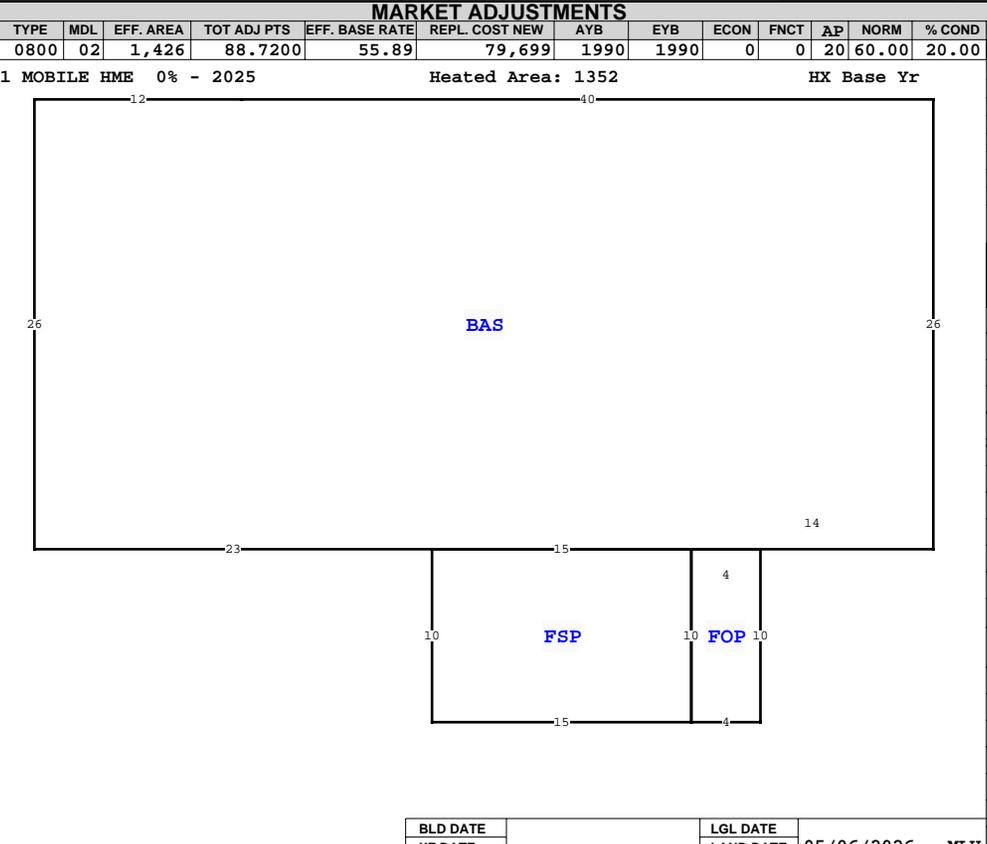
REGISTER MIRANDA
 259 SW DEWEY CT
 FORT WHITE, FL 32038

2026

26-5S-16-03717-134


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
01	01 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	26516.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	15,113
FOP	40	35		14	156
FSP	150	40		60	671
TOTALS	1,542			1,426	15,940

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,426	88.7200	55.89	79,699	1990	1990	0	0	20	60.00	20.00
1 MOBILE HME 0% - 2025 Heated Area: 1352 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		15,940	
TOTAL MARKET OB/XF VALUE		10,100	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		91,170	
SOH/AGL Deduction		7,689	
ASSESSED VALUE		83,481	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		83,481	
TOTAL JUST VALUE		91,170	
NCON VALUE		1,850	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052030	Roof Replacement	8,160	01/09/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1605	12/10/2024	WD Q	Q	I	01	95,000
GRANTOR: SADLER MICHAEL BRENT						
GRANTEE: REGISTER MIRANDA						
1507/1839	2/05/2024	PB U	I	18		0
GRANTOR: CLERK OF COURT (COOK)						
GRANTEE: SADLER MICHAEL BREN						

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	50.00	50.00	100	2026	2025		100	50	
5	0296	SHED METAL	0	0	0	0	1.00	UT	850.00	850.00	100	2026	2025		100	850	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	950.00	950.00	100	2026	2025		100	950	

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W40 W12 S26 E23 E15 E14 N26 \$											
FSP=[ORIG=-29,26] S10 E15 N10 W15 \$											
FOP=[ORIG=-14,26] S10 E4 N10 W4 \$											

TOTAL OB/XF											
10,100											