

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

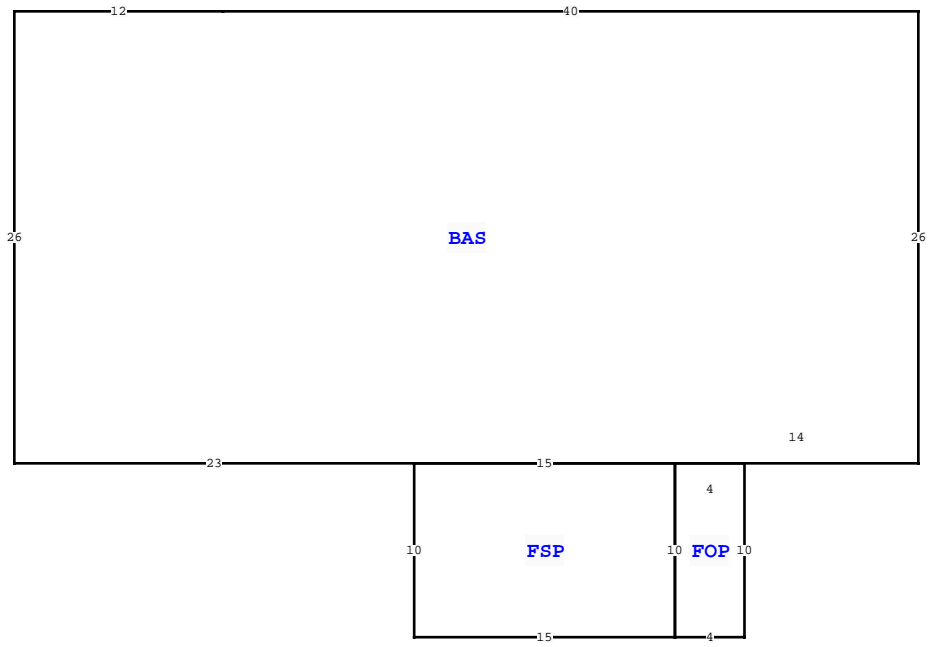
REGISTER MIRANDA  
 259 SW DEWEY CT  
 FORT WHITE, FL 32038

**2026**

26-5S-16-03717-134  


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	08 WD OR PLY 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 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				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	14,393
FOP	40	35		14	149
FSP	150	40		60	639
TOTALS	1,542			1,426	15,181

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
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	15,181		
TOTAL MARKET OB/XF VALUE	10,100		
TOTAL LAND VALUE - MARKET	65,130		
TOTAL MARKET VALUE	90,411		
SOH/AGL Deduction	6,930		
ASSESSED VALUE	83,481		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	83,481		
TOTAL JUST VALUE	90,411		
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	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	

TOTAL OB/XF												
10,100												

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 \$												