AKA LOT 8-A BIG OAKS UNREC: COMM
SEC, RUN W 784.29 FT, S 770.98 F
FOR POB, S 382.21 FT W 569.99 FT

REEVES DAVID LEROY LIVING TRUST DATE OCTOBER 3, 20
83075 SAINT MARK DR
YULEE, FL 32097

**2027**

**26-5S-16-03717-136**

## BUILDING CHARACTERISTICS

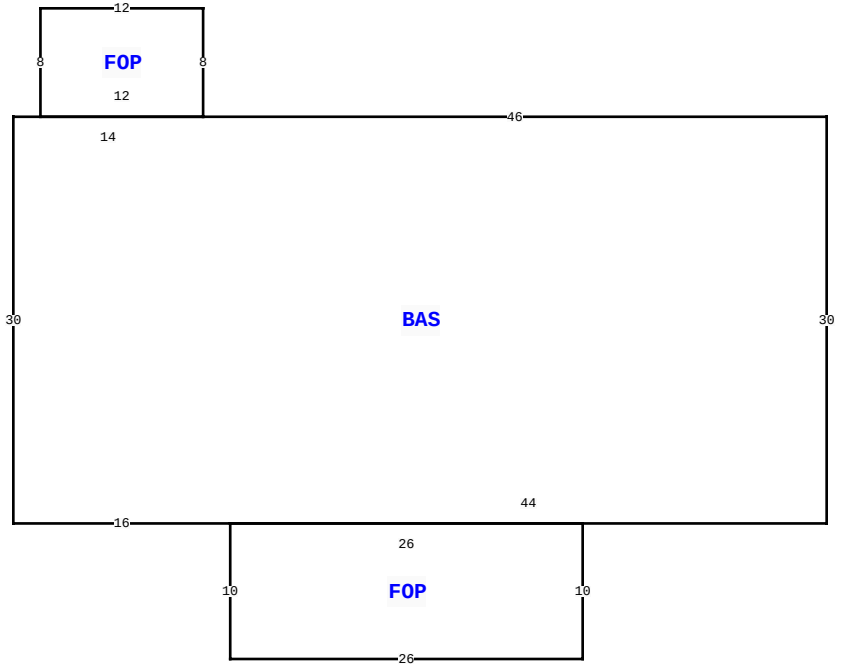
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 04 | 04 100 |
| 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 | 1,800 | 100 | | 1,800 | 168,607 |
| FOP | 96 | 35 | | 34 | 3,184 |
| FOP | 260 | 35 | | 91 | 8,524 |
| TOTALS | 2,156 | | | 1,925 | 180,315 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,925 | 127.4900 | 118.57 | 228,247 | 2007 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

2 MANUF 1 0% - 2025 Heated Area: 1800 HX Base Yr




335 SW DEWEY CT, 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 | 0296 | SHED METAL | 0 | 0 | 12 | 22 | 264.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 3,168 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 12 | 144.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 1,728 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |
| 5 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2023 | 2022 | | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 180,315 |
| TOTAL MARKET OB/XF VALUE | 13,396 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 258,711 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 258,711 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 258,711 |
| TOTAL JUST VALUE | 258,711 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 260,643 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052950 | Roof Replacement | 12,350 | 04/28/2025 |
| 26021 | M H | 275 | 07/13/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1514/925 | 5/08/2024 | WD | U | I | 11 | 100 |
| GRANTOR: REEVES DAVID LEROY | | | | | | |
| GRANTEE: REEVES DAVID LEROY | | | | | | |
| 1512/1017 | 4/12/2024 | WD | Q | I | 01 | 265,000 |
| GRANTOR: WHITE DONNA M | | | | | | |
| GRANTEE: REEVES DAVID | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 W14 S30 E16 E44 N30 $
FOP=[ORIG=-44,30] S10 E26 N10 W26 $
FOP=[ORIG=-46,0] N8 W12 S8 E12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 13,396

| 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 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 03/11/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS