

COMM NW COR OF SEC, RUN S  
408.33 FT TO SW'RLY R/W OF  
CR-238, RUN S 51 DEG E ALONG

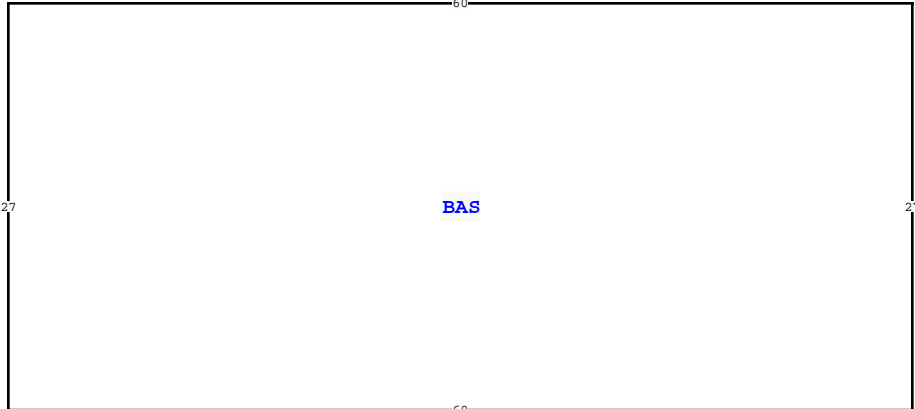
PEASE BRUCE A  
140 SW NEVERLAND WAY  
FORT WHITE, FL 32038

2026

26-6S-16-03943-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		39,113

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	0		97,783	1989	1989	0	0	60.00	40.00	
			Heated Area: 1620			HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			39,113
TOTAL MARKET OB/XF VALUE			10,150
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			114,263
SOH/AGL Deduction			26,728
ASSESSED VALUE			87,535
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,535
TOTAL JUST VALUE			114,263
NCON VALUE			2,300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,963
XFOB:1:1: MONAC M H			
SALE:1:1: 1974 MH INCL W/ 10 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31643	M H	639	12/12/2013
30719	M H	375	01/15/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/0895	11/03/1997	WD	Q	I		40,000
GRANTOR: HAYES						
GRANTEE: PEASE						
0609/0059	12/01/1986	AD	Q	V	01	27,000
GRANTOR:						
GRANTEE:						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0261	PRCH, UOP	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
6	0294	SHED WOOD/	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
TOTALS													10,150			

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