

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    |
| Architectual             | 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           |                   |                |     |     |            |      |      |        |  |
|                    |            |           |             | 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        |             | 7,850     |             |
| TOTAL LAND VALUE - MARKET       |             | 50,000    |             |
| TOTAL MARKET VALUE              |             | 96,963    |             |
| SOH/AGL Deduction               |             | 11,728    |             |
| ASSESSED VALUE                  |             | 85,235    |             |
| TOTAL EXEMPTION VALUE           |             | 0         |             |
| BASE TAXABLE VALUE              |             | 85,235    |             |
| TOTAL JUST VALUE                |             | 96,963    |             |
| NCON VALUE                      |             | 0         |             |
| 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 |
| 1              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    |
| 2              | 0285       | SALVAGE     | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |
| 4              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2010    |

| TOTAL OB/XF |         |          |            |           |         |     |  |  |  |  |  |  |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|--|
| 7,850       |         |          |            |           |         |     |  |  |  |  |  |  |
| BLD DATE    | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |     |  |  |  |  |  |  |
|             |         |          | 05/13/2024 |           |         | MLU |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S27 E60 N27\$. |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION  |            |                |                      |                             |      |          |       |       |             |           |     |           |         |            |                |            |                             |      |         |      |     |    |        |      |           |           |        |  |  |  |  |  |  |  |
|---|------------|----------------|----------------------|-----------------------------|------|----------|-------|-------|-------------|-----------|-----|-----------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|------|-----------|-----------|--------|--|--|--|--|--|--|--|
| L N   | USE CODE   | CLS            | LAND USE DESCRIPTION | CAP                         | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |         |            |                |            |                             |      |         |      |     |    |        |      |           |           |        |  |  |  |  |  |  |  |
| 1   | 0200       | C              | MBL HM               | 0                           |      | A-1      | 0.00  | 0.00  | 5.00        | AC        |     | 1.00      |         |            |                |            |                             |      |         |      |     |    |        |      |           |           |        |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1.00</td> <td>10,000.00</td> <td>10,000.00</td> <td>50,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |            |                |                      |                             |      |          |       |       |             |           |     |           | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | 1.00 | 10,000.00 | 10,000.00 | 50,000 |  |  |  |  |  |  |  |
| TOT ADJ   | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE           | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL  | FRZ   | YR          | CONSRV    |     |           |         |            |                |            |                             |      |         |      |     |    |        |      |           |           |        |  |  |  |  |  |  |  |
| 1.00  | 10,000.00  | 10,000.00      | 50,000               |                             |      |          |       |       |             |           |     |           |         |            |                |            |                             |      |         |      |     |    |        |      |           |           |        |  |  |  |  |  |  |  |