COMM NW COR OF SEC, RUN S 408.33
OF CR-238, S 51 DEG E ALONG R/W
CURVE OF R/W, CONT SE ALONG CURV

WALLACE JONATHAN
13290 NW COUNTY ROAD 235
ALACHUA, FL 32615

2027

26-6S-16-03943-015

BUILDING CHARACTERISTICS

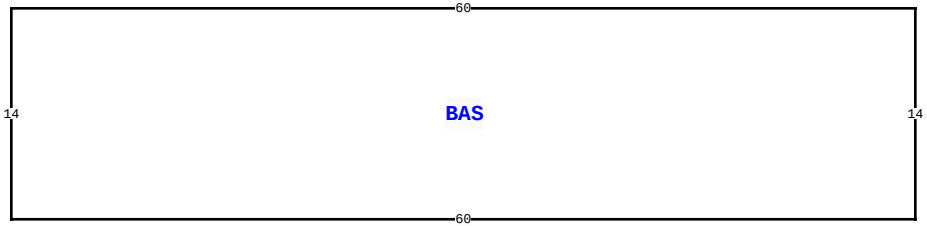
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	9,243
TOTALS	840			840	9,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	840	61.1400	36.68	30,811	1987	1987	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



282 SW NEVERLAND WAY, 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	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	500	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,243
TOTAL MARKET OB/XF VALUE	11,500
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	85,743
SOH/AGL Deduction	4,840
ASSESSED VALUE	80,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,903
TOTAL JUST VALUE	85,743
NCON VALUE	4,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056156	Storage Building	6,800	07/23/2026
31948	M H	0	05/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1962	6/03/2026	WD	Q	I	01	100,000
GRANTOR: PEASE JIMMY S						
GRANTEE: WALLACE JONATHAN						
1426/479	12/07/2020	QC	U	I	11	100
GRANTOR: PEASE BRUCE A						
GRANTEE: PEASE JIMMY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,500

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 09/29/2026 BY TP Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS