

PART OF LOT 3 WARNOCK FARMS DESC
SE COR OF SAID LOT 3, RUN N 172.
POB CONT N 172.62 FT, W 421.50 F

CALDWELL BARBARA R LIVING TRUST/MILONE JOHN E
128 SW RUM ISALND TER
FORT WHITE, FL 32038

2026

26-7S-16-04324-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	
TOTALS	920		25,966

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	920	112.0000	70.56	64,915	1987	1995	0	0	60.00	40.00	
1 MOBILE HME 0% - 0			Heated Area: 920			HX Base Yr						
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		
						05/06/2026						MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			25,966
TOTAL MARKET OB/XF VALUE			8,646
TOTAL LAND VALUE - MARKET			26,720
TOTAL MARKET VALUE			61,332
SOH/AGL Deduction			10,612
ASSESSED VALUE			50,720
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,720
TOTAL JUST VALUE			61,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1869	4/28/2015	QC U	I	11		100
GRANTOR: BARBARA R CALDWELL &						
GRANTEE: BARBARA CALDWELL TR						
1158/2048	9/15/2008	QC Q	I	01		41,400
GRANTOR: JOHN E MILONE						
GRANTEE: JOHN EDWARD MILONE						

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	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
2	0120	CLFENCE	4	0	0	0	280.00	UT	4.45	4.45	100	2003	2003	3	100	1,246	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													920		920	25,966	

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	1.67	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,720							