

COMM SW COR OF SE1/4, RUN N 2514  
 FOR POB, N 339.39 FT, NE'LY 558.  
 492.56 FT, SWLY 567.23 FT TO POB

MURPHY RONALD C/MURPHY TANYA L  
 416 SW GASTONIA CT  
 FORT WHITE, FL 32038

**2026**

27-6S-16-03950-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	
TOTALS	1,680		124,910

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2012									
				Heated Area: 1680				HX Base Yr	2012			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
BLD DATE						LGL DATE	05/07/2026					
XF DATE						LAND DATE	MLU					
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,910
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			196,910
SOH/AGL Deduction			116,665
ASSESSED VALUE			80,245
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,834
TOTAL JUST VALUE			196,910
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,713
SALE:1:1: IN LEIU OF FORECLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29179	M H	560	01/14/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0326	1/31/2011	WD	Q	V	03	17,500
GRANTOR: DEBORAH C JADUSINGH						
GRANTEE: RONALD C & TANYA L						
1176/1551	6/30/2009	WD	U	V	38	3,000
GRANTOR: KIMBERLI SOLER						
GRANTEE: DEBORAH C JADUSINGH						

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S30 E56 N30\$.

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	DPHT 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								