

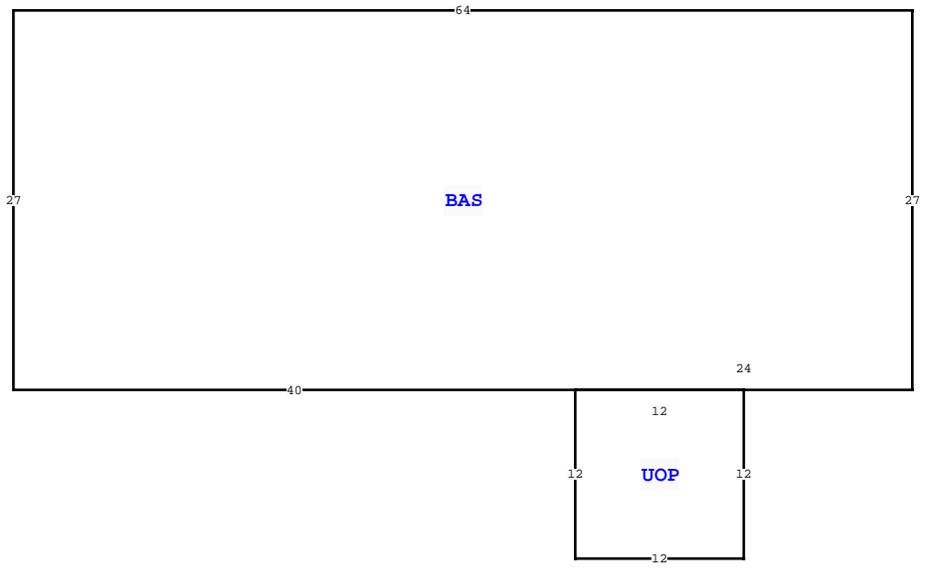
COMM SW COR OF SE1/4, RUN N 2514
 FT, N 1460 FT FOR POB, RUN W 510
 FT, E 510 FT, S 485.04 FT TO POB

MCDANIEL SARAH
 147 SW GASTONIA CT
 FORT WHITE, FL 32038

2026

27-6S-16-03950-110


| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 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 | 27616.010 | 1.00/ |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,728 | 100 |
| UOP | 144 | 25 |
| TOTALS | 1,872 | 1,764 |

| 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% | - 2021 | Heated Area: 1728 | | | HX Base Yr 2021 | | | | |
|  | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 05/07/2026 MLU | | | | | | |

| COLUMBIA COUNTY PROPERTY | | |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | PAGE 1 of 1 |
| VALUATION BY | STANDARD | |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | 179,562 | |
| TOTAL MARKET OB/XF VALUE | 9,950 | |
| TOTAL LAND VALUE - MARKET | 65,000 | |
| TOTAL MARKET VALUE | 254,512 | |
| SOH/AGL Deduction | 106,361 | |
| ASSESSED VALUE | 148,151 | |
| TOTAL EXEMPTION VALUE | 51,411 | |
| BASE TAXABLE VALUE | 96,740 | |
| TOTAL JUST VALUE | 254,512 | |
| NCON VALUE | 0 | |
| INCOME VALUE | 0 | |
| PREVIOUS YEAR MKT VALUE | 248,459 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 13674 | M H | 125 | 02/20/1998 |
| 8144 | M H | 125 | 03/08/1994 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1424/1554 | 11/10/2020 | WD | Q | I | 01 | 140,000 |
| GRANTOR: PROPERTIES PLUS LLC | | | | | | |
| GRANTEE: SARAH MCDANIEL | | | | | | |
| 1424/0869 | 9/01/2020 | WD | U | I | 11 | 0 |
| GRANTOR: FREDDIE & VIRGINA GEO | | | | | | |
| GRANTEE: PROPERTIES PLUS LLC | | | | | | |

| 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 |
| 1 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 9,950 | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W64 S27 E40 UOP= S12 E12 N12 W12\$ E24 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 | DPH FACT |
| 1 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 |