

BEG NW COR OF SEC, RUN S 613 FT,
N 193 FT, E 874.26 FT, N 420 FT,
FT FOR POB.

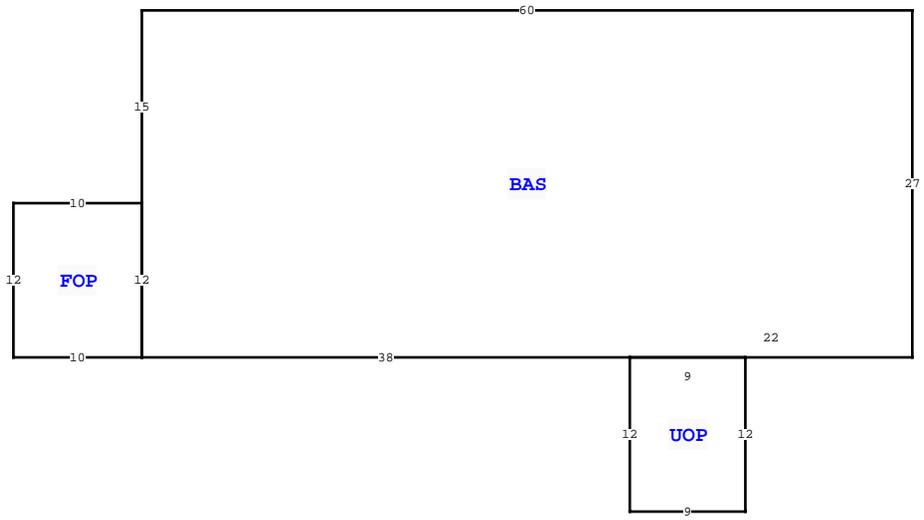
FLOWERS JACOB/FLOWERS CAROLYN L
3183 SW CENTERVILLE AVE
FORT WHITE, FL 32038

2026

28-6S-16-03966-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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	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	28616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
FOP	120	35	
UOP	108	25	
TOTALS	1,848		

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%	- 2024								
			Heated Area: 1620			HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		49,332				
TOTAL MARKET OB/XF VALUE		9,010				
TOTAL LAND VALUE - MARKET		125,545				
TOTAL MARKET VALUE		183,887				
SOH/AGL Deduction		55,905				
ASSESSED VALUE		127,982				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		127,982				
TOTAL JUST VALUE		183,887				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		129,841				
SALE:1:1: HUSB TO WIFE						
XFOB:1:1: ECHO M H						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000050774	Roof Replacement	5,700	09/10/2024			
39127	MAINT/ALTR	0	01/08/2020			
11206	M H	125	05/28/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S15 FOP= W10 S12 E10 N12\$ S12 E38 UOP= S12 E9 N12 W9\$ E22 N27\$.						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0070	CARPORT UF	0	0	18	360.00	UT	3.00	3.00	75	1993	1993	3	75	810	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	68,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	6.77	AC		1.00	1.00	1.00	8,500.00	8,500.00	57,545							