LOT 7 ROLLING HILLS ADDITION.
852-655, CT 1404-1329, WD 1426-3

JAINA INVESTMENTS, LLC
50 W MASHTA DR, SUITE 1
KEY BISCAYNE, FL 33149

2027

29-6S-16-03970-007

BUILDING CHARACTERISTICS

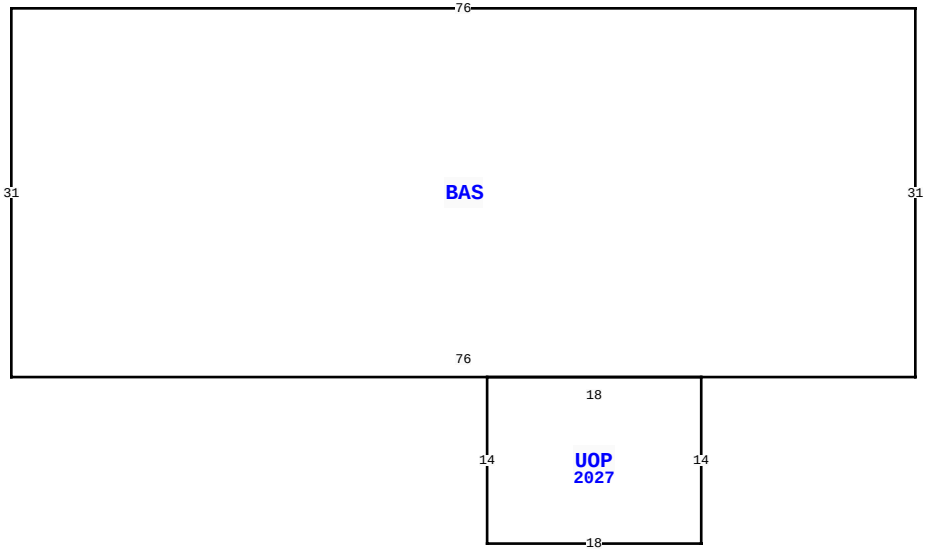
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	65,534
UOP	252	25	2027	63	1,752
TOTALS	2,608			2,419	67,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,419	115.9000	69.54	168,217	1999	1999	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2021 Heated Area: 2356 HX Base Yr



160 SW CLEWISTON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	150.00	150.00	100	2027	2026		100	150	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2027	2026		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,287
TOTAL MARKET OB/XF VALUE	15,450
TOTAL LAND VALUE - MARKET	20,340
TOTAL MARKET VALUE	103,077
SOH/AGL Deduction	1,360
ASSESSED VALUE	101,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,717
TOTAL JUST VALUE	103,077
NCON VALUE	4,503
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,444

PRMT:1:1: REPLACE MH

SALE:1:1: 1972 SW MH INCL

BLDG:1:1: THIS MH NOT RP'D (SOTO/FELICINO PROP OW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041563	Electrical Servic	0	03/22/2021
15102	M H	125	02/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/323	11/11/2020	WD	U	I	12	57,800
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: JAINA INVESTMENTS,						
1404/1329	1/28/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S31 E76 N31 $
UOP=[YR=2027;ORIG=-36,31] E18 S14 W18 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,450

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	0.57	AC		1.00	1.00	1.00	18,000.00	18,000.00	10,260							
2	0200	C	MBL HM	0		00	0.00	0.00	0.56	AC		1.00	1.00	1.00	18,000.00	18,000.00	10,080							

REVIEW DATE 06/10/2026 BY AJ Total Acres: 1.13 Total Land Value: 20,340 Market: 0 Agricultural: 0 Common: 20,340 PRINTED 11/17/2026 BY SYS