(AKA N1/2 OF LOT 1 JR DICKS TRACT UNREC) N1/2 OF SE1/4 OF NE1/4 OF SE1/4.

LOMBARD DORIS J MILLER
156 SW COYOTE CIR
FORT WHITE, FL 32038

2026

30-5S-16-03738-001

BUILDING CHARACTERISTICS

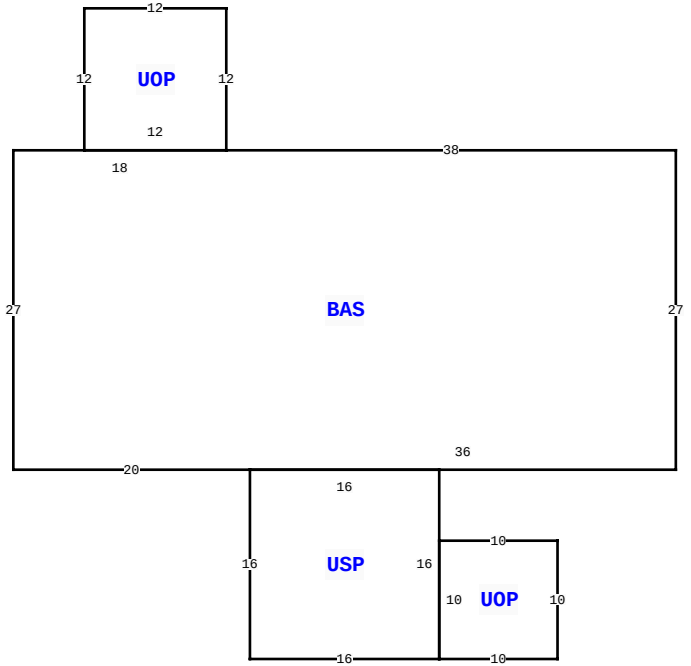
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,603
UOP	100	25		25	1,498
UOP	144	25		36	2,157
USP	256	35		90	5,393
TOTALS	2,012			1,663	99,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,663	115.9000	108.95	181,184	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1512 HX Base Yr 2005



156 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2004	2004	3	100	900	
2	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	2004	2004	3	100	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,651
TOTAL MARKET OB/XF VALUE		11,140
TOTAL LAND VALUE - MARKET		65,910
TOTAL MARKET VALUE		176,701
SOH/AGL Deduction		85,541
ASSESSED VALUE		91,160
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,749
TOTAL JUST VALUE		176,701
NCON VALUE		3,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,541

PRMT:2:1: N 1/2 LOT 1 - VANN

PRMT:1:1: C. CARSON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21592	M H	375	03/04/2004
17958	M H	125	02/20/2001
15238	M H	125	03/19/1999
10898	M H	125	03/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1977	2/17/2004	WD	Q	V		24,900

GRANTOR: SUZANNE ADAMS

GRANTEE: MILLER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N12 W12 S12 E12$ W18 S27 E20 USP= S16 E16 UOP= E10 N10 W10 S10$ N16 W16$ E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,140

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	100		A-1	0.00	0.00	5.07	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,910							

REVIEW DATE 03/18/2026 BY KS Total Acres: 5.07 Total Land Value: 65,910 Market: 0 Agricultural: 0 Common: 65,910 PRINTED 06/16/2026 BY SYS