(AKA LOT 9 JR DICKS TRAC UNR).
NW1/4 OF NW1/4 OF NE1/4.

MANNIRA SALVATORE
984 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-009

BUILDING CHARACTERISTICS

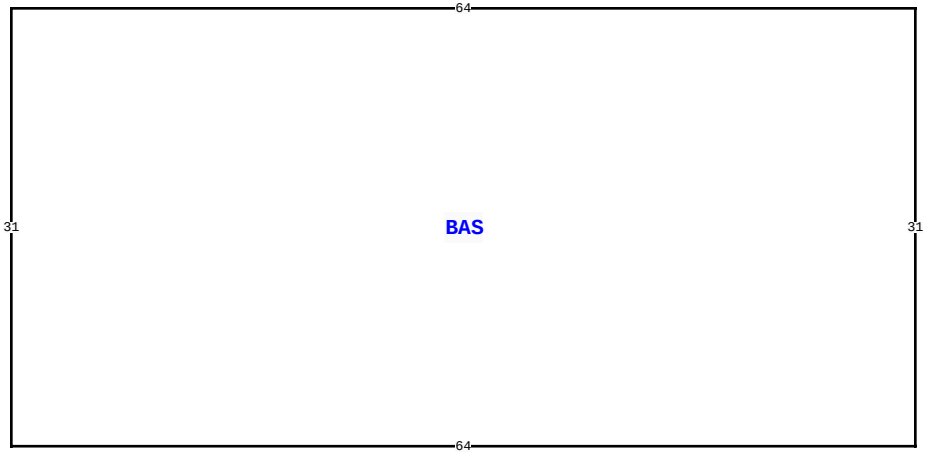
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	1,984	100		1,984	115,591
TOTALS	1,984			1,984	115,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	113.9000	105.93	210,165	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 1998 Heated Area: 1984 HX Base Yr 1998



984 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	0166	CONC,PAVMT	0	100	10	10	100.00	UT	2.00	2.00	100	1997	1997	3	100	200	
2	0294	SHED WOOD/	0	100	11	20	220.00	UT	7.50	7.50	100	1997	1997	3	100	1,650	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0040	BARN,POLE	0	100	30	40	1,200.00	UT	3.00	3.00	100	2008	2008	3	100	3,600	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,250.00	2,250.00	100	2026	2025		100	2,250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,591
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		112,090
TOTAL MARKET VALUE		243,881
SOH/AGL Deduction		118,414
ASSESSED VALUE		125,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,056
TOTAL JUST VALUE		243,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20297	M H	125	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1473	8/12/2015	QC	U	I	11	100
GRANTOR: SALVATORE & DAWN M MA						
GRANTEE: SALVATORE MANNIRA						
0850/0281	11/15/1997	WD	Q	V		25,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MANNIRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	10.19	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,090							

REVIEW DATE 03/18/2026 BY KS Total Acres: 10.19 Total Land Value: 112,090 Market: 0 Agricultural: 0 Common: 112,090 PRINTED 11/17/2026 BY SYS