

BEG SE COR OF SW1/4, RUN W 643.4 FT, E 648.40 FT TO A PT ON E LIN LINE 683.47 FT TO POB. (PARCEL 1

DAVIS WAYNE B/DAVIS HEATHER A OWENS P O BOX 785 FORT WHITE, FL 32038

2026

30-6S-16-04001-112

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	30616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
TOTALS	1,248		34,115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	1998		85,288	1997	1997	0	0	60.00	40.00
				Heated Area: 1248				HX Base Yr 1998			

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				34,115		
TOTAL MARKET OB/XF VALUE				8,250		
TOTAL LAND VALUE - MARKET				110,110		
TOTAL MARKET VALUE				152,475		
SOH/AGL Deduction				75,219		
ASSESSED VALUE				77,256		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				25,845		
TOTAL JUST VALUE				152,475		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				137,460		
SALE:1:1: 10.01 AC W/ WELL & SEPTIC						
BLDG:1:1: DEST MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/2118	1/10/1997	CD	Q	V		29,000
GRANTOR: BULLARD MGMT						
GRANTEE: DAVIS & OWENS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S24 E52 N24\$.						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
235 SW LEAH CT, FORT WHITE								05/06/2026		MLU			

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	100	0	0	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,250																

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	DPH 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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 06/15/2015 BY TW																								
Total Acres: 10.01					Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110				