LOT 47 SASSAFRAS ACRES S/D.

319-422, 742-1276, 794-1720, 877

LANGFORD JESSICA MARIE/LANGFORD DANIEL
266 SW HOOT OWL PL
FORT WHITE, FL 32038

**2027**

**30-7S-17-10068-047**

## BUILDING CHARACTERISTICS

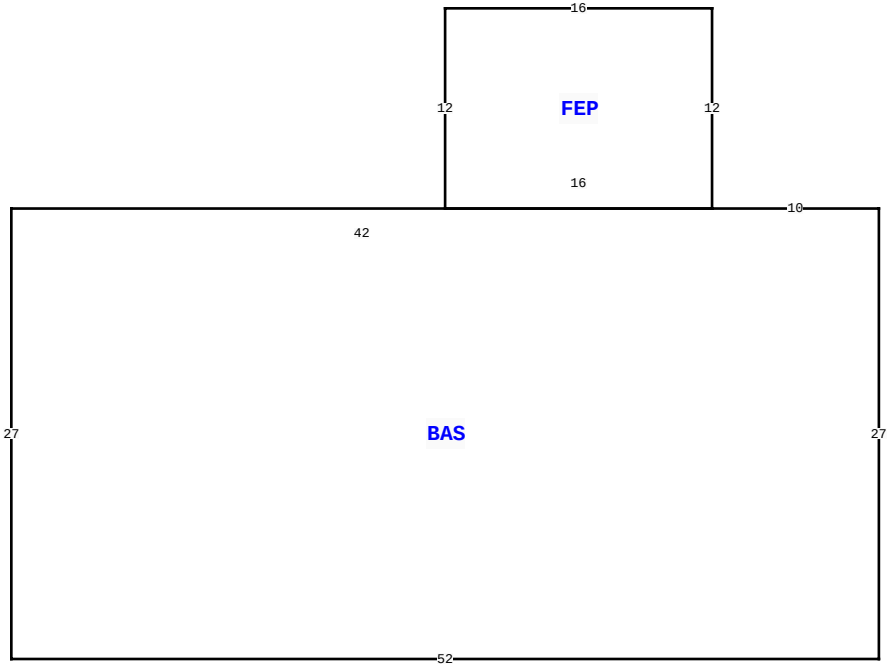
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 30717.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 39,054 |
| FEP | 192 | 85 | | 163 | 4,534 |
| TOTALS | 1,596 | | | 1,567 | 43,588 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,567 | 115.9000 | 69.54 | 108,969 | 2002 | 2002 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2022 Heated Area: 1404 HX Base Yr 2022




266 SW HOOT OWL PL, 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2001 | 2001 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 100 | 960 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 16 | 30 | 480.00 | UT | 2.50 | 2.50 | 100 | 2001 | 2001 | 3 | 100 | 1,200 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 120.00 | UT | 5.00 | 5.00 | 100 | 2001 | 2001 | 3 | 100 | 600 | |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,400 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 43,588 |
| TOTAL MARKET OB/XF VALUE | | 12,360 |
| TOTAL LAND VALUE - MARKET | | 84,630 |
| TOTAL MARKET VALUE | | 140,578 |
| SOH/AGL Deduction | | 33,077 |
| ASSESSED VALUE | | 107,501 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 56,090 |
| TOTAL JUST VALUE | | 140,578 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 140,578 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042774 | Solar Power Syste | 35,000 | 09/17/2021 |
| 18412 | M H | 125 | 06/19/2001 |
| 16436 | M H | 75 | 12/27/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1415/0411 | 7/01/2020 | WD | U | I | 11 | 0 |
| GRANTOR: DIANE M BLOCH-KELL & | | | | | | |
| GRANTEE: JESSICA M & DANIEL | | | | | | |
| 1331/1331 | 2/09/2017 | WD | Q | I | 01 | 85,000 |
| GRANTOR: DAVID G RIDDLE | | | | | | |
| GRANTEE: DIANE M BLOCH-KELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FEP= N12 W16 S12 E16$ W42 S27 E52 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 12,360

| 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 | | 00 | 0.00 | 0.00 | 8.06 | AC | | 1.00 | 1.00 | 1.00 | 10,500.00 | 10,500.00 | 84,630 | | | | | | | |

REVIEW DATE 01/30/2018 BY DF Total Acres: 8.06 Total Land Value: 84,630 Market: 0 Agricultural: 0 Common: 84,630 PRINTED 11/17/2026 BY SYS