

(AKA LOT 13 PINE FOREST UNREC).
SE/14 OF SE1/4, RUN E 715.15 FT,
533.24 FT, N 1693.68 FT FOR POB,

WILLIAMS DANIEL JAMES/MANGEL KELLY ANNE
547 PLANT ST
KEY LARGO, FL 33037

2026

31-5S-16-03744-413


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	00 N/A 50				
Exterior Wall	13 PREFAB PNL 50				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Air Condition	02 WINDOW 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	1 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	31516.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2023	576	42,083
UCP	2,016	20	2023	403	29,443
TOTALS	2,592			979	71,526

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/PREMTL	0%	- 2023		75.71							
				Heated Area: 576								
					HX Base Yr							

16

56

16

56

BAS
2023

UCP
2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,526
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			100,300
TOTAL MARKET VALUE			179,826
SOH/AGL Deduction			3,244
ASSESSED VALUE			176,582
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,582
TOTAL JUST VALUE			179,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37344	PUMP/UTPOL	50	10/22/2018
28993	TR/TRAILER	189	11/09/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/734	10/28/2022	WD	Q	I	01	195,000
GRANTOR: BORAH DAVID LEE						
GRANTEE: WILLIAMS DANIEL JAM						
1478/731	10/28/2022	WD	U	I	11	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: BORAH DAVID LEE						

EXTRA FEATURES															
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
2	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT 0.00	100	2020	2020	3	100	1,000	

TOTALS		2,592		979	71,526
EXTRA FEATURES		1124 SW DREW FEAGLE AVE, FORT WHITE			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=2023;ORIG=120,20] W56 S36 E56 N36 \$	
BAS=[YR=2023;ORIG=64,20] W16 S36 E16 N36 \$	

LAND DESCRIPTION		TOTAL OB/XF 8,000																						
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	0100	C	SFR	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,300							