LOT 24 TURKEY HAVEN S/D UNREC: C
NW1/4, RUN S 715.72 FT FOR POB,
S 669.42 FT, E 652.76 FT, N 669.

NEIL VINCENT
9895 NW 10TH AVE
BRANFORD, FL 32008

2026

32-5S-16-03737-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

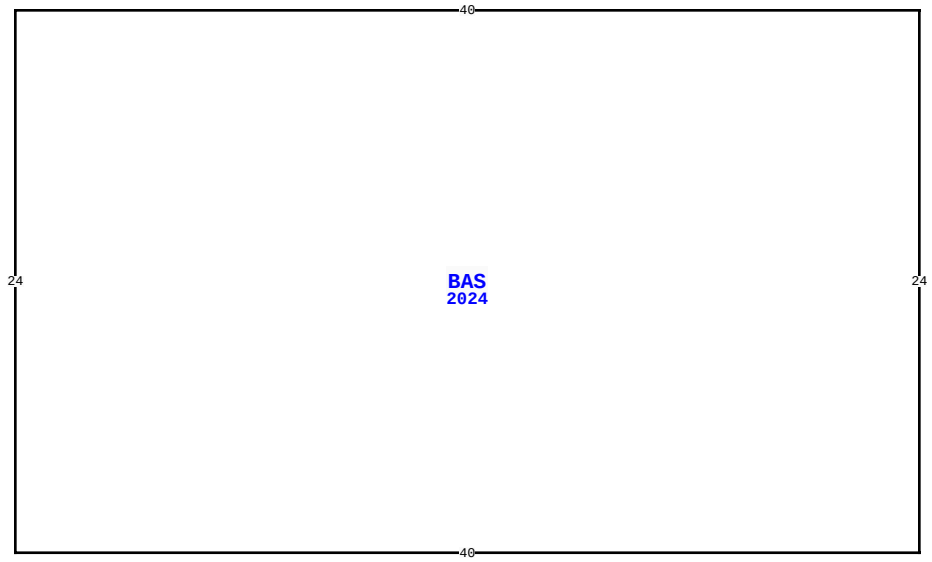
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2024	960	6,346
TOTALS	960			960	6,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	960	55.0800	33.05	31,728	1984	1984	0	0	30	60.00	20.00

1 MOBILE HME 0% - 2024 Heated Area: 960 HX Base Yr



480 SW FENTON GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	6,346
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	123,676
SOH/AGL Deduction	4,182
ASSESSED VALUE	119,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,494
TOTAL JUST VALUE	123,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055566	Storage Building	17,000	04/28/2026
22804	M H	250	03/03/2005
19921	TR/TRAILER	75	09/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/983	1/03/2026	WD	Q	I	01	105,000
GRANTOR: SNYDER CURTIS JAY						
GRANTEE: NEIL VINCENT						
1497/1322	8/15/2023	WD	U	I	34	30,000
GRANTOR: BKL PARTNERSHIP						
GRANTEE: SNYDER CURTIS JAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S24 E40 N24 W40 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							

REVIEW DATE 05/26/2026 BY TP Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 06/08/2026 BY SYS