

LOT 2 COUNTRY MEADOW S/D.  
824-874, 922-1904, WD 1063-1194,

LANDO MANUEL V  
12808 SW STATE ROAD 47  
FORT WHITE, FL 32038

**2026**

33-5S-16-03751-102

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 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	4 100
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	06 06
DOR CODE	0200 MOBILE HOME
MAP NUM	
NEIGHBORHOOD/LOC	33516.010 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,344
TOTALS	1,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,344	132.1350	124.21	166,938	1999	1999	0	0	45.00	55.00
1 MANUF 1 100% - 2008 Heated Area: 1344 HX Base Yr 2008											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,344	100		1,344	91,816						
TOTALS	1,344			1,344	91,816						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		91,816	
TOTAL MARKET OB/XF VALUE		12,348	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		169,164	
SOH/AGL Deduction		91,608	
ASSESSED VALUE		77,556	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		26,145	
TOTAL JUST VALUE		169,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,164	
PRMT:1:1: DONNA NOBLES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15160	M H	125	03/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/0365	10/05/2007	QC	Q	I	01	100
GRANTOR: MARIA A LANDO						
GRANTEE: MANUEL V LANDO						
1104/0988	12/08/2006	WD	Q	I		141,000
GRANTOR: JAMES & NESTA FEAGLE						
GRANTEE: MARIA A LANDO						

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
1	0081	DECKING WI	0	100	13	8	104.00	UT	9.00	100	2001	2001	3	100	936	
2	0081	DECKING WI	0	100	14	12	168.00	UT	9.00	100	2001	2001	3	100	1,512	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	600	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	500	
TOTAL OB/XF 12,348																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E56 N24\$.	

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							