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

2027

33-5S-16-03751-102

BUILDING CHARACTERISTICS

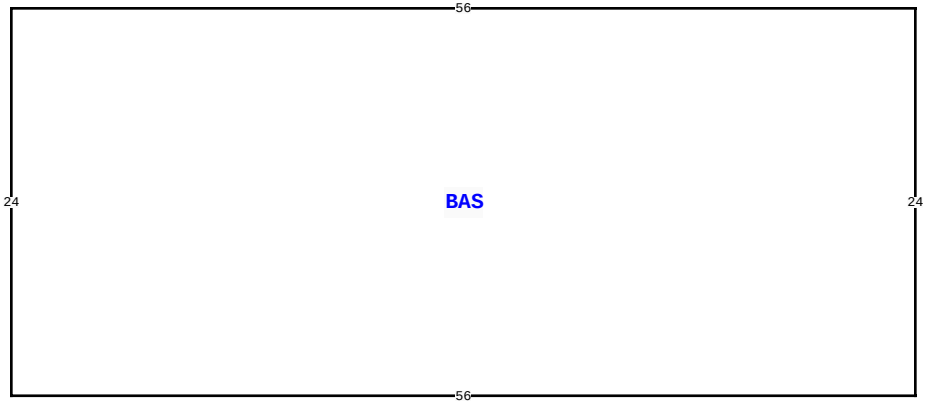
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	33516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	90,840
TOTALS	1,344			1,344	90,840

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	122.89	165,164	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1344 HX Base Yr 2008



12808 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0081	DECKING WI	0	100	13	8	104.00	UT	9.00	9.00	100	2001	2001	3	100	936	
2	0081	DECKING WI	0	100	14	12	168.00	UT	9.00	9.00	100	2001	2001	3	100	1,512	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	600	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,840
TOTAL MARKET OB/XF VALUE		12,348
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		168,188
SOH/AGL Deduction		88,305
ASSESSED VALUE		79,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,472
TOTAL JUST VALUE		168,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,164

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 12,348

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/08/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS