COMM SE COR OF NW1/4 OF NW1/4, N
POB, N 45 DEG W 392.44 FT, N 299
R/W OF SEABOARD RR, S 45 DEG E 3

LAND HAND OUTDOORS LLC
16906 DORMAN RD
LITHIA, FL 33547

2027

33-6S-16-04023-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

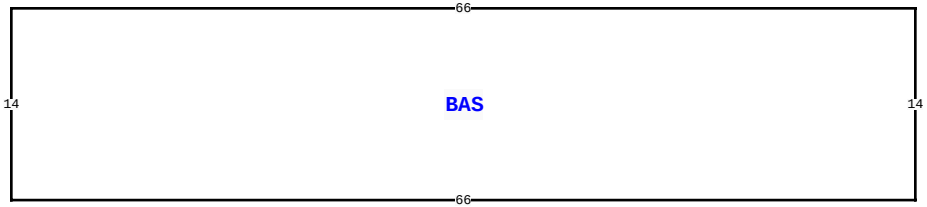
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	57,188
TOTALS	924			924	57,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	121.0000	112.53	103,978	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr



357 SW AMIEL CT, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	57,188
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	92,188
SOH/AGL Deduction	0
ASSESSED VALUE	92,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,188
TOTAL JUST VALUE	92,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37892	M H	379	03/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1734	4/29/2025	WD	U	V	37	18,600
GRANTOR: WIRTH NICOLE GRACE						
GRANTEE: LAND HAND OUTDOORS						
1379/0385	2/26/2019	WD	Q	V	05	64,100
GRANTOR: DON DOWNS						
GRANTEE: NICOLE GRACE WIRTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 04/18/2019 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS