

LOT 2 SHANNA MEADOWS S/D.
1000-2769, DC 1506-282, WD 1520-

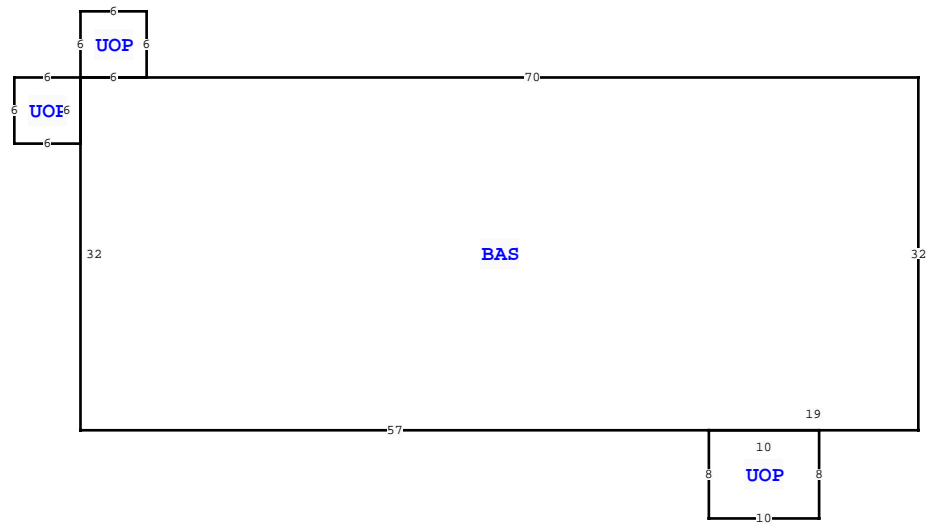
DAVIS TRUST DATED MARCH 28, 2024
6311 SHERIDAN WAY
BUENA PARK, CA 90620

2026

34-5S-16-03752-102
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
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
Condition Adj	02	02	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,432	100	
UOP	36	25	
UOP	36	25	
UOP	80	25	
TOTALS	2,584		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	MANUF	1	0%	- 2025									
					Heated Area: 2432				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		93,623	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		167,223	
SOH/AGL Deduction		0	
ASSESSED VALUE		167,223	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,223	
TOTAL JUST VALUE		167,223	
NCON VALUE		400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22588	M H	429	12/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1761	4/23/2025	WD	U	I	11	100
GRANTOR: DAVIS VICKI L						
GRANTEE: DAVIS TRUST DATED M						
1520/759	7/26/2024	WD	U	I	11	100
GRANTOR: DAVIS VICKIE L						
GRANTEE: DAVIS TRUST DATED M						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF										8,600								
179 SW MORNING STAR GLN, FORT WHITE																		
										BLD DATE		LGL DATE		05/07/2026			MLU	
										XF DATE		LAND DATE						
										INC DATE		AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W70 UOP= N6 W6 S6 E6\$ W6 UOP= W6 S6 E6 N6\$ S32 E57 UOP= S8 E10 N8 W10\$ E19 N32\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,600						
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									