

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
UOP	96	25	
UOP	136	25	
UOP	200	25	
TOTALS	2,214		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 2026	Heated Area: 1782							HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,272	
TOTAL MARKET OB/XF VALUE		25,150	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		232,422	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,422	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,422	
TOTAL JUST VALUE		232,422	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		162,404	
BLDG:1:1: MANATEE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24600	M H	348	06/06/2006
10274	M H	125	10/02/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/517	6/17/2025	WD	Q	I	05	395,000
GRANTOR: LAWHON CHARLES						
GRANTEE: GEORGE DARREN						
1235/2044	5/24/2012	WD	U	I	12	82,000
GRANTOR: 21ST MORTGAGE CORP						
GRANTEE: CHARLES & JUDY LAWH						

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	0296	SHED METAL	0	0	18	25	450.00	UT	7.00	7.00	100	2006	2006	3	100	3,150	
2	0251	LEAN TO W/	0	0	12	25	300.00	UT	4.00	4.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	6,500	
8	0030	BARN, MT	0	0	12	36	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
9	0251	LEAN TO W/	0	0	10	36	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
10	0030	BARN, MT	0	0	18	24	1.00	UT	0.00	0.00	100	2020	2020	3	100	4,000	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

LOT 5 COLUMBIA SOUTH S/D.
748-991, 831-1538, WD 1031-2579,

GEORGE DARREN/REYES KELLY
4760 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

35-5S-16-03755-105


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REVIEW DATE 04/10/2026 BY ks															Total Acres: 4.00					Total Land Value: 40,000					Market: 0					Agricultural: 0					Common: 40,000					PRINTED 05/11/2026 BY SYS																																						