S 130 FT OF THE FOLLOWING: E1/2 SE1/4 OF SW1/4.

ELLINGSON CHERYL J
489 SW RED CEDAR CT
FORT WHITE, FL 32038

2027

35-6S-16-04070-015

BUILDING CHARACTERISTICS

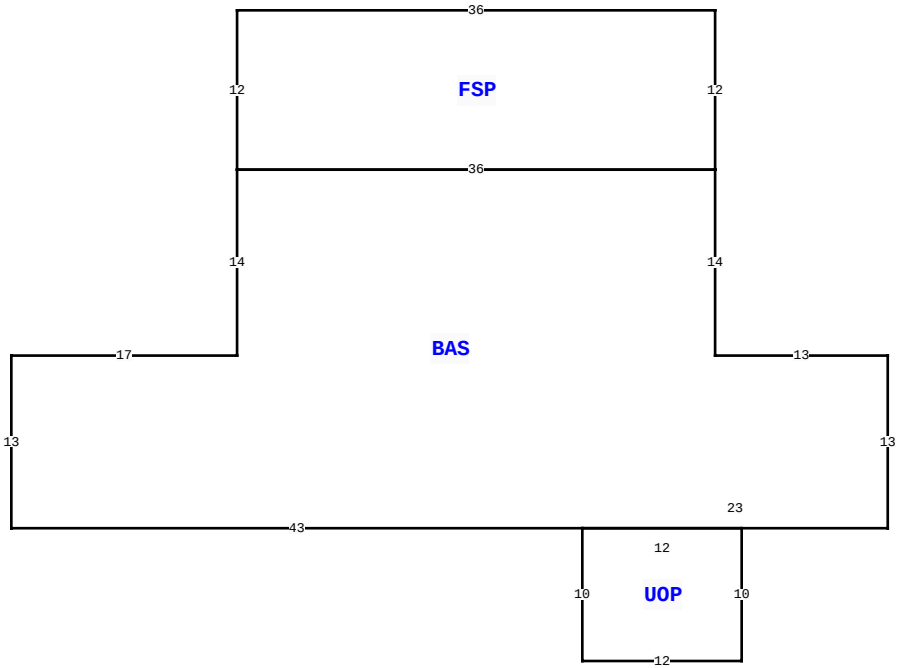
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100		1,362	82,064
FSP	432	40		173	10,424
UOP	120	25		30	1,808
TOTALS	1,914			1,565	94,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,565	117.8000	109.55	171,446	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1362 HX Base Yr 2024



489 SW RED CEDAR CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,295
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		115,295
SOH/AGL Deduction		4,032
ASSESSED VALUE		111,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,852
TOTAL JUST VALUE		115,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/773	11/12/2021	WD	Q	I	01	79,000

GRANTOR: MORRIS RENE G

GRANTEE: ELLINGSON CHERYL J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S14 W17 S13 E43 UOP= S10 E12 N10 W12$ E23 N13W13 N14$ FSP= N12 W36 S12 E36$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS