

LOT 9 BLOCK A SPRING HILLS S/D.
646-720, 927-1605, 928-268, DC 1

MASON VICTORIA/MASON MICHAEL
264 SW WALNUT PL
FORT WHITE, FL 32038

2026

36-5S-15-00488-009
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		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	36515.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	172,462
TOTALS	1,512			1,512	172,462

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	0%	- 2025	Heated Area: 1512			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,462
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			192,462
SOH/AGL Deduction			0
ASSESSED VALUE			192,462
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			192,462
TOTAL JUST VALUE			192,462
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050244	Mobile Home		07/01/2024
000050010	Right-of-Way Acce		05/31/2024
23236	M H	304	06/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/711	8/12/2024	WD Q	Q	I	01	231,500
GRANTOR: HOMETOWN INVESTORS, L						
GRANTEE: MASON VICTORIA						
1506/2496	1/22/2024	WD U	U	I	11	100
GRANTOR: CINERA GROUP LLC						
GRANTEE: HOMETOWN INVESTORS,						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

TOTAL OB/XF													7,000			
264 SW WALNUT PL, FORT WHITE																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=18,8] E56 S27 W56 N27 \$									

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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	13,000.00	13,000.00	13,000							