

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 | 167,439 |
| TOTALS | 1,512 | | | 1,512 | 167,439 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MANUF | 3 | 100% | - | 2026 | | | | | | | |
| | | | | Heated Area: | 1512 | | | HX Base Yr | 2026 | | | |
| | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 167,439 |
| TOTAL MARKET OB/XF VALUE | | | 7,000 |
| TOTAL LAND VALUE - MARKET | | | 22,000 |
| TOTAL MARKET VALUE | | | 196,439 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 196,439 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 | |
| BASE TAXABLE VALUE | | | 140,028 |
| TOTAL JUST VALUE | | | 196,439 |
| 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 / V / I | RSN CD | SALE PRICE | |
| 1521/711 | 8/12/2024 | WD Q | I | 01 | 231,500 | |
| GRANTOR: HOMETOWN INVESTORS, L | | | | | | |
| GRANTEE: MASON VICTORIA | | | | | | |
| 1506/2496 | 1/22/2024 | WD U | I | 11 | 100 | |
| GRANTOR: CINERA GROUP LLC | | | | | | |
| GRANTEE: HOMETOWN INVESTORS, | | | | | | |

| EXTRA FEATURES | | 264 SW WALNUT PL, FORT WHITE | | | | | | | | | | | | | | | |
|----------------|------------|------------------------------|---------|-----|---|-------|----|-------|----------------|-----------|----------|-------------|---|--------|-----------------|-------|--|
| 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 | 100 | 0 | 0 | | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | 3 | 100 | 7,000 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/08/2026 | MLU |

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | | |