LOT 24 BLOCK B SPRING HILLS S/D.
445-566, 804-1324, PR 1026-1061,

CHE REE MOHAMAD/SOBALA MALGORZATA
3643 NW 49TH
GAINESVILLE, FL 32605

2027

36-5S-15-00488-049

BUILDING CHARACTERISTICS

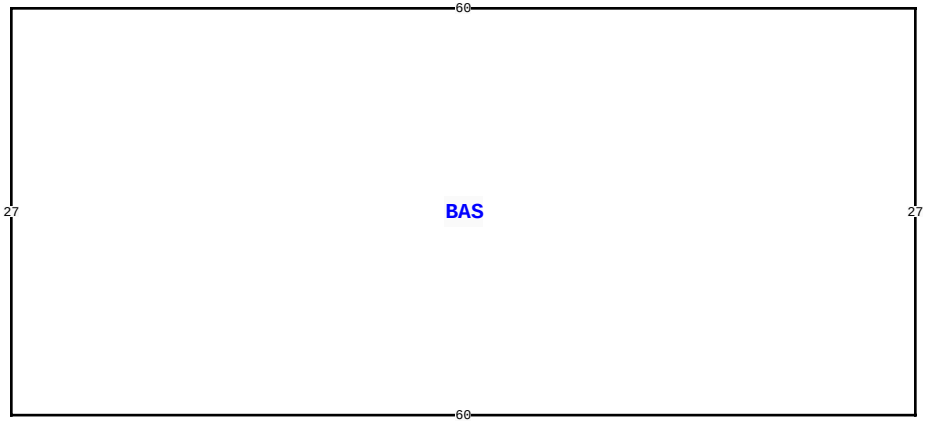
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,620	100		1,620	120,095
TOTALS	1,620			1,620	120,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	118.8000	114.05	184,761	1999	2010	0	0	0	35.00	65.00

2 MANUF 2 0% - 2026 Heated Area: 1620 HX Base Yr



387 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,095
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	151,895
SOH/AGL Deduction	0
ASSESSED VALUE	151,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,895
TOTAL JUST VALUE	151,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,148

SALE:1:1: $.70 STAMPS

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041491	Mobile Home		11/29/2021
34284	TR/TRAILER	0	07/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/284	11/10/2025	WD	Q	I	01	170,000
GRANTOR: STANLEY DAN						
GRANTEE: CHE REE MOHAMAD						
1485/2141	3/03/2023	WD	Q	I	01	155,000
GRANTOR: RODER KENNETH						
GRANTEE: STANLEY DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,16] E60 S27 W60 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0		A-1	154.00	287.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/30/2026 BY KS Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS