

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

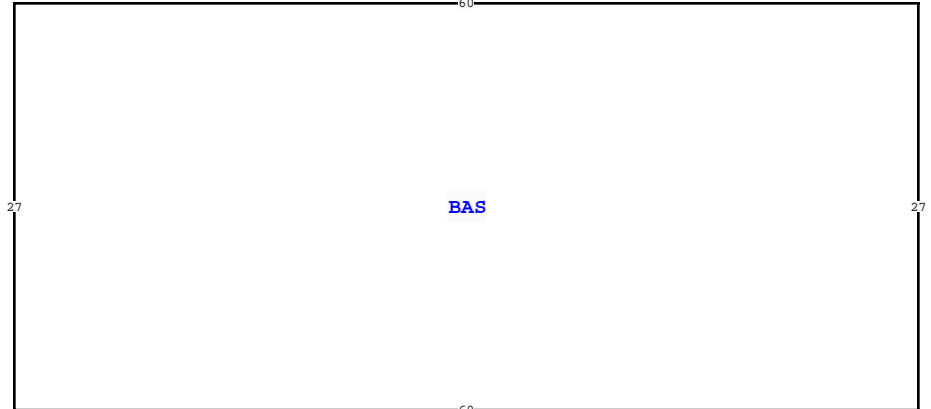
CHE REE MOHAMAD/SOBALA MALGORZATA
3643 NW 49TH
GAINESVILLE, FL 32605

2026

36-5S-15-00488-049
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	0%	- 2026	Heated Area: 1620			HX Base Yr				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	121,348
TOTALS	1,620			1,620	121,348

387 SW WALNUT PL, FORT WHITE

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

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	
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	

TOTAL OB/XF 9,800

LAND DESCRIPTION																								
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	154.00	287.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			121,348
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			153,148
SOH/AGL Deduction			0
ASSESSED VALUE			153,148
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,148
TOTAL JUST VALUE			153,148
NCON VALUE			1,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,319
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 \$