

LOT 6 & 7 BLOCK C SPRING HILLS S
820-324, 968-2118, QC 1028-848,

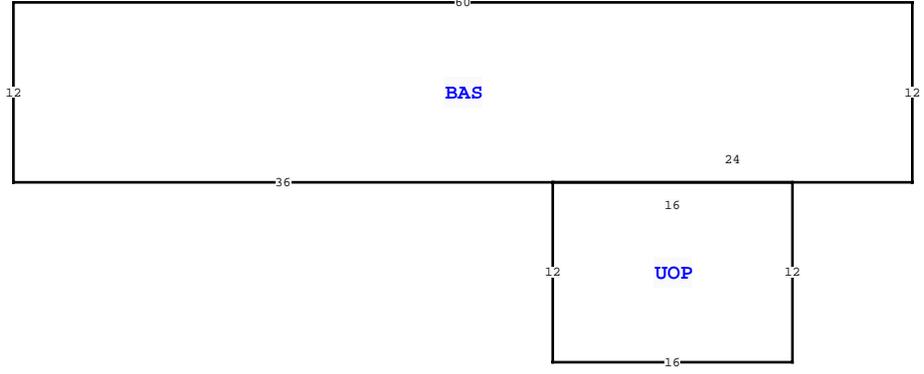
DEAR WILLIAM
146 SW RED BUD GLEN
FORT WHITE, FL 32038

2026

36-5S-15-00488-056
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	720	100
UOP	192	25
TOTALS	912	768

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	768	60.7500	36.45	27,994	1971	1971	0	0	60.00	40.00
2 MOBILE HME 100% - 2007 Heated Area: 720 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	11,198	
TOTAL MARKET OB/XF VALUE	15,300	
TOTAL LAND VALUE - MARKET	39,600	
TOTAL MARKET VALUE	66,098	
SOH/AGL Deduction	24,444	
ASSESSED VALUE	41,654	
TOTAL EXEMPTION VALUE	21,084	
BASE TAXABLE VALUE	20,570	
TOTAL JUST VALUE	66,098	
NCON VALUE	1,000	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	48,898	

SALE:5:1: INCL RE #00488-056
LAND:3:1: 1.22 AC.
SALE:1:1: INCLUDED RE#00488-057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11304	M H	125	05/30/1996
11115	M H	125	05/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0918	8/28/2006	QC	Q	I	06	12,000
GRANTOR: MARY LOU DEAR						
GRANTEE: WILLIAM DEAR						
1028/0848	7/18/2003	QC	Q	I	01	100
GRANTOR: LARRY LEE BAILEY						
GRANTEE: MARY LOU DEAR						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0285	SALVAGE	0 100	0 0	1.00 UT 0.00
2	9945	Well/Sept	0 100	0 0	1.00 UT 7,000.00
3	9945	Well/Sept	0 0	0 0	1.00 UT 7,000.00
4	0296	SHED METAL	0 100	0 0	1.00 UT 1,000.00

TOTAL OB/XF															
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
184 SW REDBUD GLN, FORT WHITE															
												05/08/2026	MLU		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S12 E36 UOP= S12 E16 N12 W16\$ E24 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	167.00	317.00	1.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	19,800							
2	0200	C	MBL HM	0		A-1	167.00	317.00	1.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	19,800							