

COMM NW COR OF SE1/4 OF SE1/4,
 RUN E 540.73 FT FOR POB, CONT
 E 193.78 FT, S 681.78 FT, W

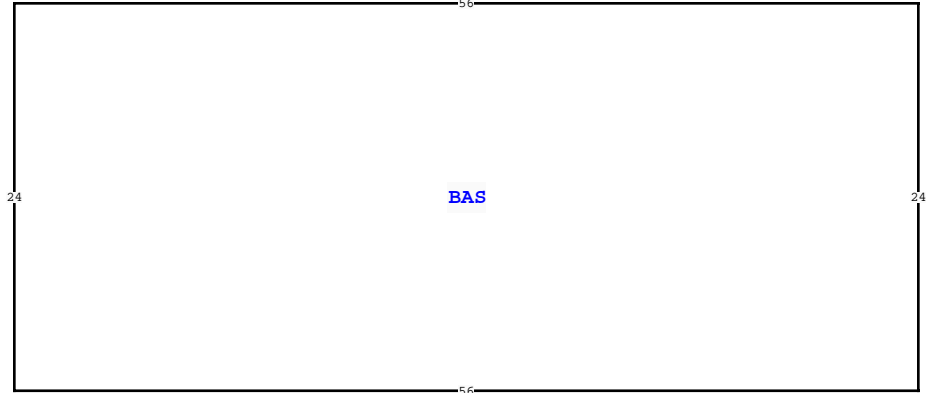
JONES CLARA NELL (ESTATE)
 C/O CANDI LEGREE, 3500 SW OLD BELLAMY RD
 FT WHITE, FL 32038

2026

36-6S-16-04098-001


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,344	77.6790	46.61	62,644	1977	1977	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr												



Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	36616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	25,058
TOTALS	1,344			1,344	25,058

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
113 SW CANDI CT, FORT WHITE		05/08/2026	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			25,058
TOTAL MARKET OB/XF VALUE			11,975
TOTAL LAND VALUE - MARKET			14,976
TOTAL MARKET VALUE			52,009
SOH/AGL Deduction			10,570
ASSESSED VALUE			41,439
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			41,439
TOTAL JUST VALUE			52,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,681
SALE:1:1: ESTATE SETTLEMENT - PROBATE DIVISION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16008	M H	125	09/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/2444	8/07/2008	WD	Q	I	01	100
GRANTOR: EMMA LEE BROWN						
GRANTEE: CLARA NELL JONES						
1126/2421	7/24/2007	WD	Q	I	05	100
GRANTOR: EVELYN BRINSON MCHENR						
GRANTEE: EMMA BROWN						

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	0	0	0	150.00	UT	4.50	4.50	100	2001	2001	3	100	675	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

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	0		A-1	0.00	0.00	1.04	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,976								

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W56 S24 E56 N24\$.												