

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		CONSTRUCTION	
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
Architctual	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	36616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		25,058

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0								
				Heated Area:	1344			HX Base Yr			

BAS

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	11,648		
TOTAL MARKET VALUE	48,681		
SOH/AGL Deduction	7,242		
ASSESSED VALUE	41,439		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	41,439		
TOTAL JUST VALUE	48,681		
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
1	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00
2	0120	CLFENCE 4	0	0	0	0	150.00	UT	4.50	4.50
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF											
11,975											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/07/2025	MLU						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W56 S24 E56 N24\$.									

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	14,000.00	11,200.00	11,648							