COMM AT SW COR OF SW 1/4, RUN
E 1383.96 FT TO E R/W LINE OF
MORRELL RD, RUN N ALONG R/W

SWART JOHN
P O BOX 850
WHITE SPRINGS, FL 32096-0850

**2026**

**11-2S-16-01593-013**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

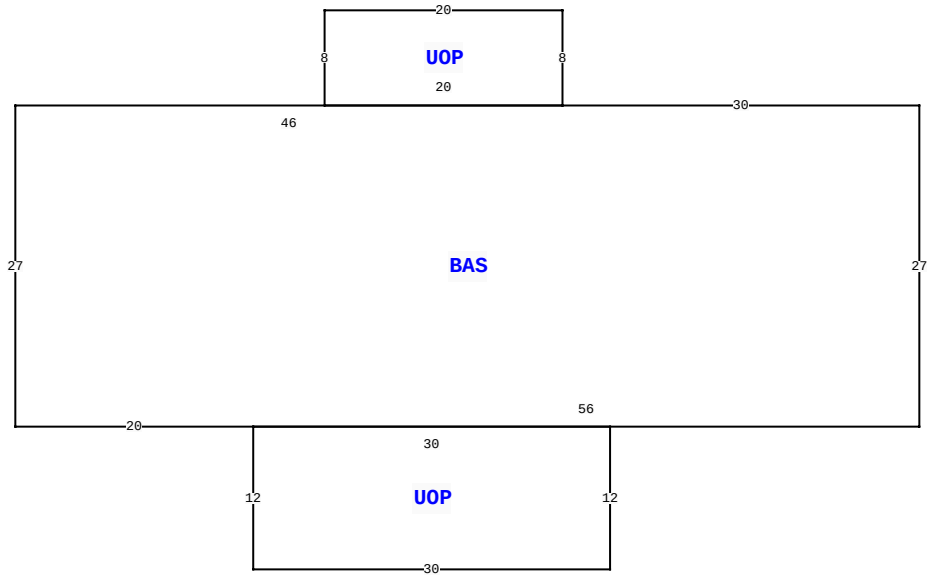
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 11216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,052 | 100 | | 2,052 | 120,839 |
| UOP | 160 | 25 | | 40 | 2,356 |
| UOP | 360 | 25 | | 90 | 5,300 |
| TOTALS | 2,572 | | | 2,182 | 128,495 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,182 | 113.9000 | 107.07 | 233,627 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2005 Heated Area: 2052 HX Base Yr 2005




768 NW MANSFIELD DR, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 128,495 |
| TOTAL MARKET OB/XF VALUE | | 21,856 |
| TOTAL LAND VALUE - MARKET | | 49,560 |
| TOTAL MARKET VALUE | | 199,911 |
| SOH/AGL Deduction | | 74,861 |
| ASSESSED VALUE | | 125,050 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 74,328 |
| TOTAL JUST VALUE | | 199,911 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 199,911 |

SALE:4:1: SALE FOR 10 AC

SALE:3:1: 31.93 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045899 | Electrical Servic | 0 | 11/14/2022 |
| 000042825 | Roof Replacement | 8,000 | 09/24/2021 |
| 35222 | PUMP/UTPOL | 50 | 04/21/2017 |
| 21612 | M H | 375 | 03/12/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1207/0528 | 12/13/2010 | QC | U | V | 11 | 100 |
| GRANTOR: COUSINEAU | | | | | | |
| GRANTEE: SWART | | | | | | |
| 1157/2704 | 9/02/2008 | QC | Q | V | 03 | 100 |
| GRANTOR: COUSINEAU | | | | | | |
| GRANTEE: SWAT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W30 UOP= N8 W20 S8 E20$ W46 S27 E20 UOP= S12 E30 N12 W30$ E56 N27$.

### 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 800 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 1,200 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 24 | 288.00 | UT | 12.00 | 12.00 | 100 | 2008 | 2008 | 3 | 100 | 3,456 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 12 | 25 | 700.00 | UT | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 100 | 1,400 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 11.00 | 11.00 | 100 | 2008 | 2008 | 3 | 100 | 2,200 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 9 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 10 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |

### LAND DESCRIPTION

TOTAL OB/XF 20,456

| 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 | 100 | | A-1 | 0.00 | 0.00 | 4.08 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 28,560 | | | | | | | |
| 2 | 0700 | C | MISC RES | 100 | | | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 21,000 | | | | | | | |

REVIEW DATE 05/16/2023 BY jerry Total Acres: 7.08 Total Land Value: 49,560 Market: 0 Agricultural: 0 Common: 49,560 PRINTED 10/22/2025 BY SYS

COMM AT SW COR OF SW 1/4, RUN
E 1383.96 FT TO E R/W LINE OF
MORRELL RD, RUN N ALONG R/W

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**2026**

**11-2S-16-01593-013**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 11216.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

### VALUATION SUMMARY

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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| GRANTOR: COUSINEAU | | | | | | |
| GRANTEE: SWAT | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2025 MLU |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |
| 12 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 600.00 | 600.00 | 100 | 2023 | 2022 | | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,400

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/16/2023 BY jerry Total Acres: 7.08 Total Land Value: 49,560 Market: 0 Agricultural: 0 Common: 49,560 PRINTED 10/22/2025 BY SYS